



£170,000  
Offers in excess

Flat 3, 59 Wickham Avenue, Bexhill-on-Sea TN39 3ES  
2 Bedroom 1 Bathroom 1 Reception



# AT A GLANCE...

A particularly spacious top floor apartment being sold with no onward chain and a share of freehold!

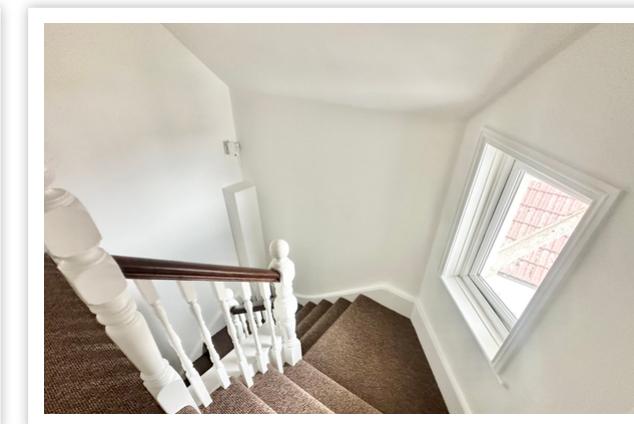
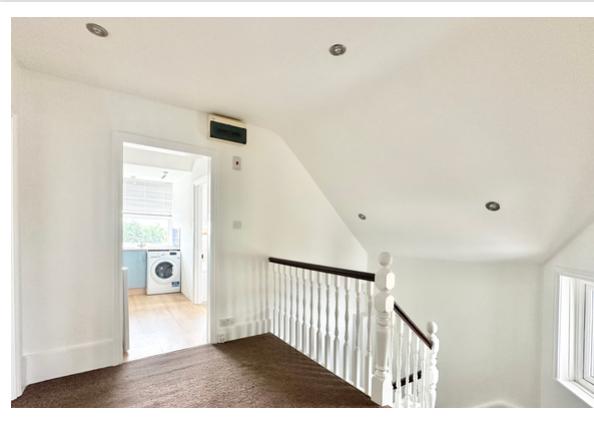
Situated a short walk from the town centre, train stations and the iconic seafront promenade, the property boasts accommodation including; A communal entrance hall with stairs to the second floor. The spacious landing gives access to the lounge/diner with ample space for living room and dining room furniture. The fitted kitchen has matching wall and base units with an integrated oven & hob, and space for further appliances.

Additionally, the property comes with two double bedrooms and a four-piece bathroom suite that includes a shower cubicle, a wash hand basin, WC and bath.

The property is decorated neutrally throughout. To appreciate the space the property offers and its location in full, your earliest viewing comes highly recommended!

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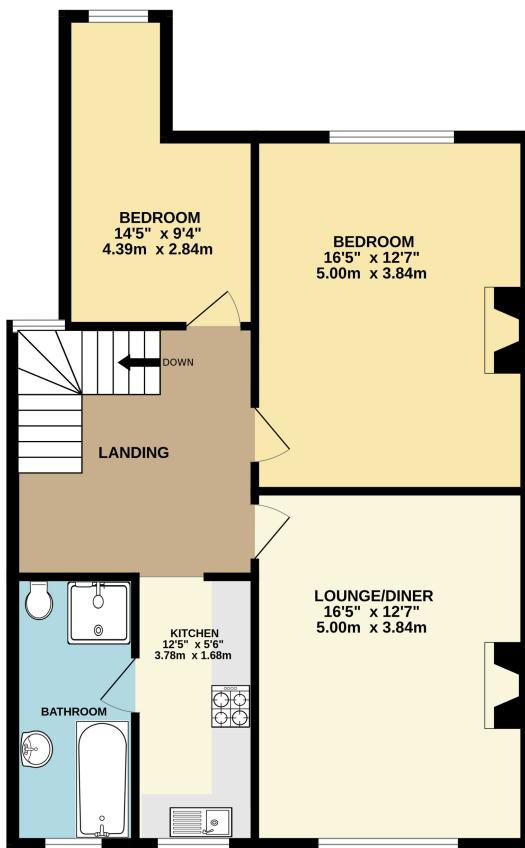
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## Key Features:

- Top Floor Apartment
- Two Double Bedrooms
- Walking Distance To Train Station, Seafront Promenades & Town Centre
- Share Of Freehold
- Long Lease Term
- Neutral Decor Throughout

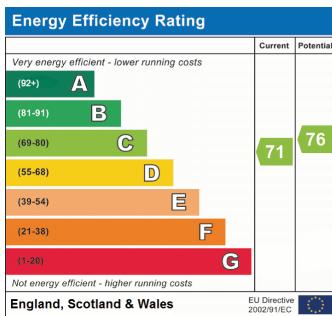
TOP FLOOR  
764 sq.ft. (71.0 sq.m.) approx.



TOTAL FLOOR AREA : 764 sq.ft. (71.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and any other items are approximate and no responsibility is accepted for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Location

The property is situated in a well-regarded location west of Bexhill town centre. A very short walk to the seafront promenades, Bexhill Town Centre, and close to Collington Station offering regular direct routes into Hastings, Eastbourne, Brighton, Gatwick & London Victoria. Bus routes can be found within close proximity, along with well-regarded Primary and secondary Schools with 'Outstanding' OFSTED reports. Within a short walking distance will find Egerton Park with a green flag award, offering tennis & bowling facilities, a large play structure, an outdoor gym & a cafe. Adjacent to Egerton Park is the Polegrove recreation ground with regular activities including Adult and child football & cricket clubs and a sports bar. Within a very short walk, you will find local amenities in Collington including a Doctor's surgery & Tesco Express.

## Lease & Maintenance Information

Tenure - share of freehold  
Lease term - 999 years from 29/9/2002  
Maintenance charge - 1/3 share, as and when required  
Ground rent - N/A  
Council tax band - A.