

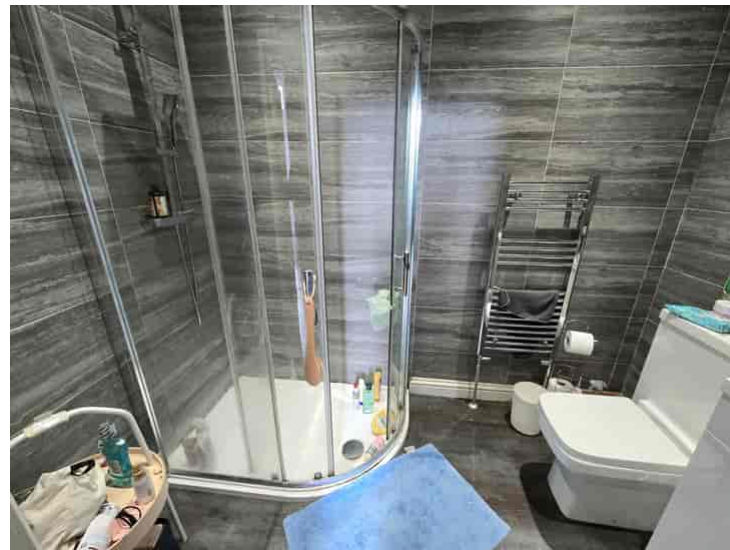


29 Wickham Avenue, Bexhill On Sea, East Sussex, TN39 3EP
Stunning Period House For Sale In Immaculate Condition Throughout £695,000 - Freehold





A Six Bedroom Victorian Town House * Self Contained 1 Bedroom Annex * Versatile Accommodation Throughout * An Ideal Investment Property * Currently Arranged As Two Self Contained Units * In Excess Of £40,000 Income Revenue * A Stunning Open Plan Main Reception Room * A Bespoke Open Plan Fitted Kitchen With Built In Appliances * Additional Utility / Kitchen To The Rear With Access To A South Facing Roof Terrace * Off Road Parking For Three Cars To The Rear * Additional Converted Loft / Study / Hobbies Room * Immaculate Décor Throughout * Convenient Central Bexhill Location * Central Heated & Double Glazing * Spacious Accommodation Spilt Over Four Floors Plus Self Contained Annex To The Rear * A Fully Refurbished Property Throughout * A Fantastic Income Producing Investment Opportunity * Call Our Bexhill Office 01424 224488.

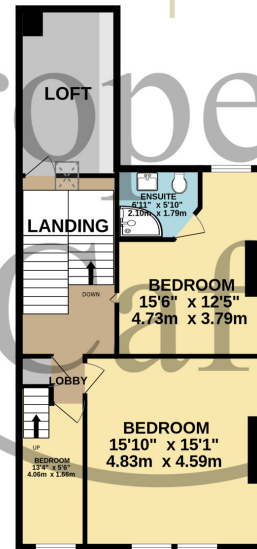
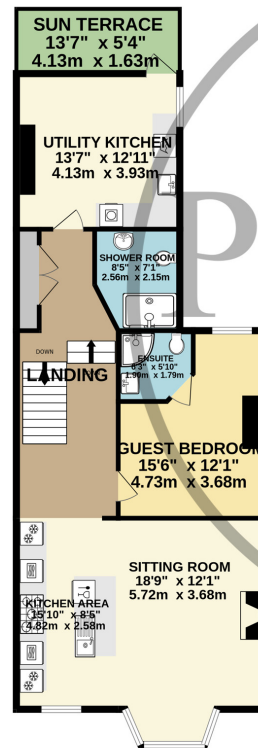
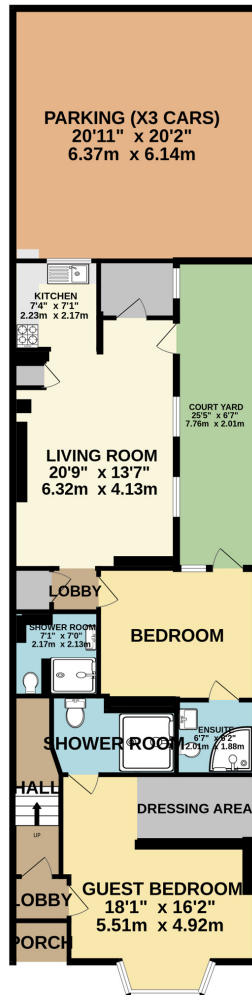


GROUND FLOOR
1399 sq.ft. (130.0 sq.m.) approx.

1ST FLOOR
931 sq.ft. (86.5 sq.m.) approx.

2ND FLOOR
734 sq.ft. (68.2 sq.m.) approx.

3RD FLOOR
216 sq.ft. (20.1 sq.m.) approx.



TOTAL FLOOR AREA : 3280 sq.ft. (304.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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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Bedrooms: 6
Receptions: 3
Council Tax: Band A
Council Tax: Rate 1570
Parking Types: Driveway.
Heating Sources: Double Glazing. Electric. Gas. Gas Central. Wood Burner.
Electricity Supply: Mains Supply.
EPC Rating: C (70)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: Not suitable for wheelchair users.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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The property is situated right in the heart of Bexhill town centre only a matter of steps from the manicured seafront, promenade and Egerton Park. Positioned in the heart of Bexhill town centre which offers an excellent range of independent shops and amenities serving the local residents, the superb De La Warr Pavilion regularly featuring bands, shows and international artists. You will find all the general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years, an excellent Doctors surgery & dentist, vibrant local pubs and restaurants, a main pharmacy & main post office. There is a regular bus service close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London. In addition excellent nursery, junior & senior schools within walking distance.

- Six Bedroom Victorian Town House
- Self Contained 1 Bedroom Annex
- Versatile Accommodation Throughout
 - An Ideal Investment Property
- Currently Arranged As Two Self Contained Units
 - In Excess Of £40,000 Income Revenue
 - Stunning Open Plan Main Reception
- Bespoke Fitted Kitchen With Built In Appliances
 - Additional Utility / Kitchen To The Rear

- South Facing Roof Terrace
- Off Road Parking For Three Cars
- Additional Converted Loft / Study / Hobbies Room
 - Immaculate Decor & Carpets
- Convenient Central Bexhill Location
 - Central Heated & D. Glazing
- Accommodation Spilt Over Four Floors
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