



Tel: 01424 233330

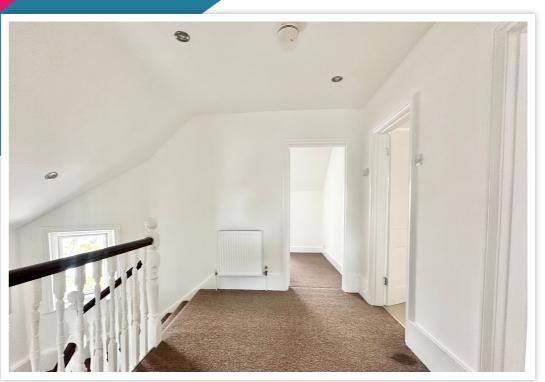
Flat 3, 59 Wickham Avenue, Bexhill-on-Sea, East Sussex

£189,950 TN39 3ES Bedroom 1 Bathroom













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!

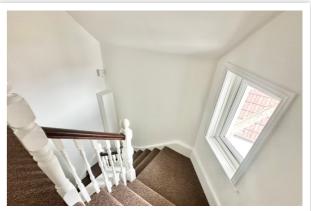
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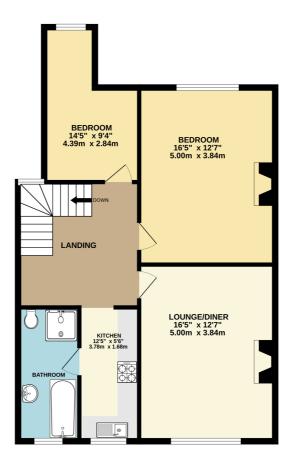


Key Features:

- 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.





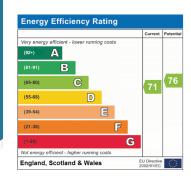
Whilst every attempt has been made to ensure the accuracy of the dioptain contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility to taken for any error, prospective purchaser. The services, systems and applicate shows have not been tested and no guarantee as to their operations, or efficiency can be given.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.







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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.

