



  
**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

Flat 3, 59 Wickham Avenue, Bexhill-on-Sea, East Sussex  
**£189,950** 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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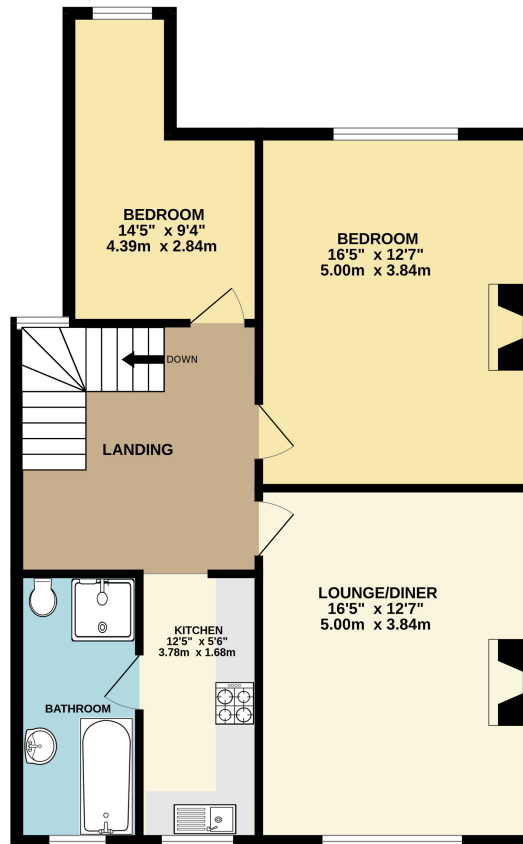
 2 Bedroom  1 Bathroom  1 Reception



### 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 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	71	76
EU Directive 2002/91/EC		

## 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.

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