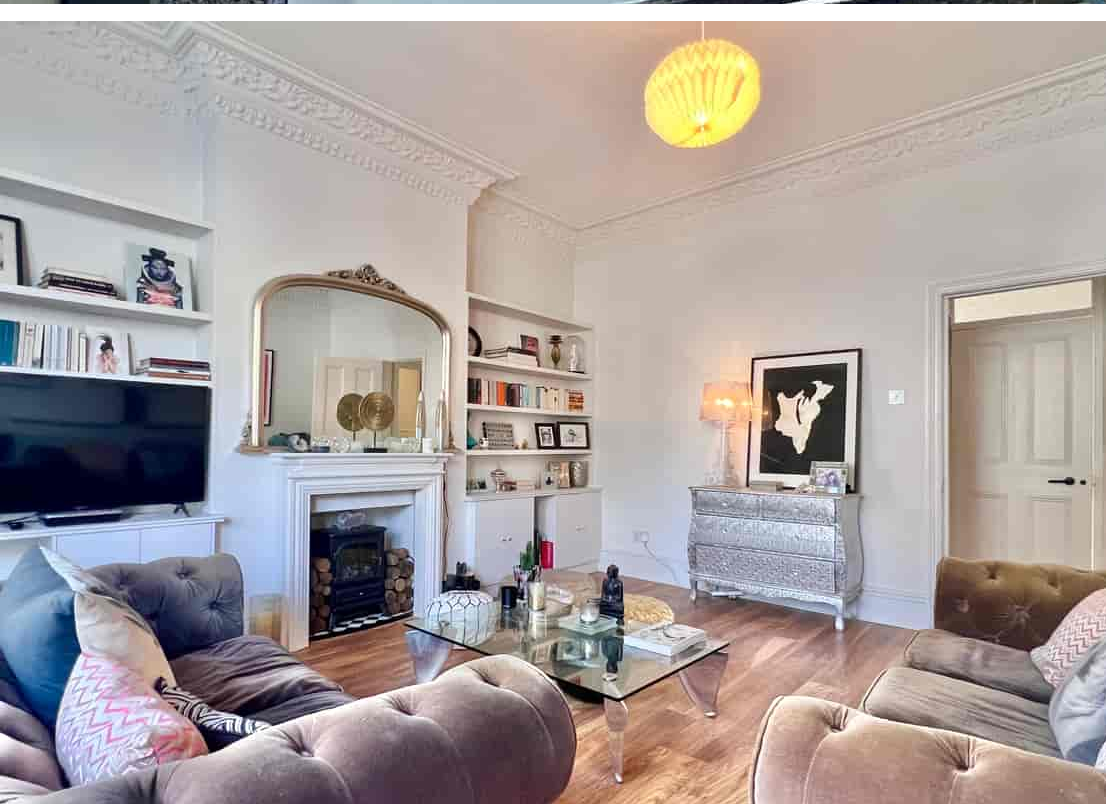




Flat 1, 27 Wickham Avenue, Bexhill-on-Sea, East Sussex, TN39 3EP

Stunning Period Two Bedroom Garden Flat - Offers in excess of £310,000 - Leasehold Share of Freehold



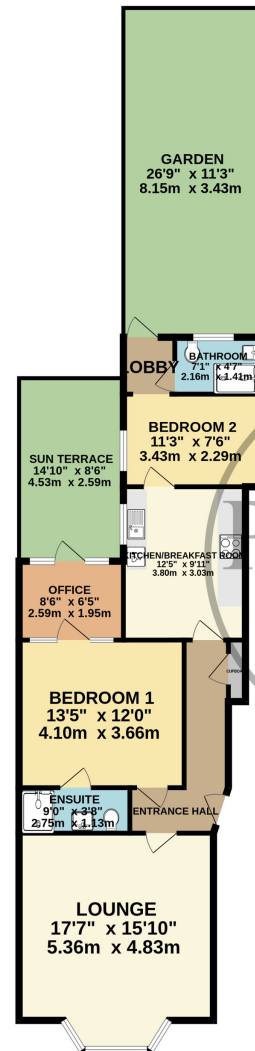


Property Cafe are delighted to present to the market this bespoke, two bedroom, two bathroom, garden flat in a very sought after central position of Bexhill. Accommodation and benefits include; A secure communal entrance hall with entry phone system; Inner flat hallway with large understairs storage cupboard; Generous lounge with feature bay window, fireplace and cornicing; Newly fitted high spec kitchen including an integrated, dishwasher, electric oven & hob in addition to space for freestanding white goods; Two well proportioned double bedrooms, the master boasting an en-suite shower room comprising of a separate shower cubicle, wash basin & WC; Separate home office/hobby room; Family bathroom consisting of a shower cubicle, wash basin & WC. Externally the property offers two areas of garden; A secluded sun terrace/patio area and patio area and larger rear garden mostly laid to lawn. This apartment is offered for sale in exceptionally good condition having been very tastefully decorated & comprehensively refurbished throughout, gas central heated, flooded with stunning period features and with a share of freehold. We recommend you view at your earliest convenience.

Share Of Freehold * Remaining Lease Length - 900+ Years * Service Charge - £750 Per Annum Approx * Ground Rent - N/A



GROUND FLOOR FLAT



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: 2
Receptions: 1
Council Tax: Band A
Council Tax: Rate 1276
Parking Types: On Street. Permit.
Heating Sources: Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: C (73)
Annual Service Charge: 300
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: ADSL.
Accessibility Types: Level access.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 73 | 80 |
| (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 | |



At Property Café we believe it important to give clear and straight forward advice to both buyers and sellers alike. Whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person; with this in mind we have developed a unique lounge style environment that allows you the time and space to discuss your requirements with us in detail and enjoy your property search in comfort. Our trained consultants look forward to meeting you.





The property is situated within very close proximity to both Bexhill's manicured seafront and town centre. Bexhill 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, pharmacy & post office. There are regular bus services close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.

- Stunning Period Two Bedroom Garden Flat For Sale
- Secluded Patio & Larger Rear Garden Mostly Laid To Lawn
 - Generous Lounge With Period Features
 - Modern Fitted Kitchen/Breakfast Room
 - Master Bedroom With En-Suite
- 2nd Modern Fitted Family Shower Room
- Tastefully Decorated & Comprehensively Refurbished Throughout
 - Separate Office
 - Share Of Freehold & Long Lease
- Sought After & Convenient Central Location