



Flat 2, 27 Wickham Avenue, BEXHILL-ON-SEA, East Sussex, TN39 3EP

Immaculate Two Bed First Floor Apartment With Private Garden £239,950 - Leasehold Share of Freehold





Property Cafe are delighted to present to the market this immaculately presented two bedroom, 1st floor garden flat for sale positioned in the heart of Bexhill's town centre. Accommodation and benefits include; Secure communal entrance; Inner hall; Spacious open plan lounge/kitchen, the kitchen offering ample cupboard & worktop space; Two double bedrooms; Modern fitted bathroom benefitting from bath & overhead shower, wash basin & WC and private south facing rear garden. Additional benefits include; Share of freehold & long lease, double glazing, gas central heating, immaculate decoration throughout and is to be sold with no onward chain. Please call our Bexhill office now to secure your viewing 01424 224488.

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.



1ST FLOOR



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 1705.55
Parking Types: On Street. Permit.
Heating Sources: Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: C (73)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTC.
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	73	82
(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.





Share of Freehold * Remaining lease length - 999 years * Service charge - As & when (1/3 split) * Ground Rent - N/A.

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- AN IMMACULATE TWO BED APARTMENT
- PRIVATE SOUTH FACING REAR GARDEN
- SHARE OF FREEHOLD & LONG LEASE
- LARGE OPEN PLAN LOUNGE/KITCHEN
 - MODERN KITCHEN
- TWO DOUBLE BEDROOMS
- MODERN BATHROOM

- IMMACULATE DECORATION THROUGHOUT
- SOUGHT AFTER TOWN CENTRE LOCATION
 - GAS CENTRAL HEATING
- WALKING DISTANCE TO TOWN CENTRE
 - CLOSE TO STATION & SEAFRONT
 - SOLD WITH NO ONWARD CHAIN