



Flat 1, 53 Wickham Avenue, Bexhill-on-Sea, East Sussex, TN39 3ES
Spacious Two Bedroom Garden Flat In Town Centre Location £269,500



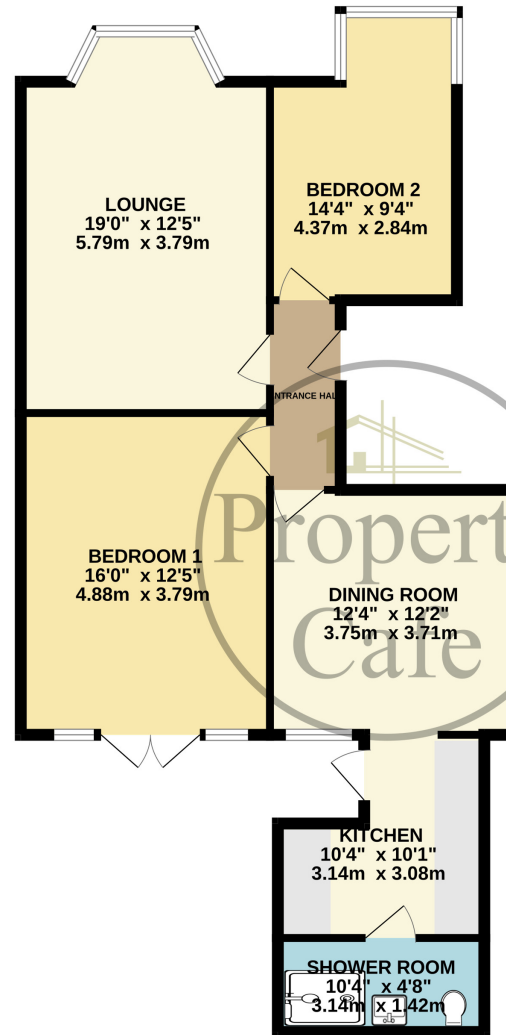


Property Cafe are delighted to present to the market this exceptional two bedroom, two reception room, garden flat for sale in a sought after central Bexhill location. Accommodation and benefits include; A secure communal entrance with entry phone system; Spacious lounge with feature bay window offering plenty of space to relax and entertain; Separate dining room again vast in size; Modern fitted kitchen with plenty of cupboards & worktop area in addition to space for freestanding oven and white goods; Two well proportioned double bedrooms, the master boasting double doors leading onto the rear garden; Modern fitted shower room consisting of walk-in shower cubicle, wash basin & WC; South facing private rear garden mostly laid to lawn. This property is offered for sale with double glazing, gas central heating and is to be sold with no onward chain. We recommend you view at your earliest convenience.

**Share of Freehold * Remaining lease length - 900+ years * Service charge - As & when (1/3 split) + £400 Per Annum
Building Insurance * Ground Rent - N/A.**



GROUND FLOOR
857 sq.ft. (79.6 sq.m.) approx.



TOTAL FLOOR AREA : 857 sq.ft. (79.6 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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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 right in the heart of Bexhill town centre only a matter of steps from the manicured seafront, promenade and Egerton Park. 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 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.

- Two Bedroom Garden Flat For Sale
 - Large Lounge & Separate Dining Room
 - Modern Fitted Kitchen
 - Two Spacious Double Bedrooms
 - Modern Fitted Bathroom
- Private South Facing Rear Garden
 - Share Of Freehold & Long Lease
 - Sought After Central Location
 - Sold With No Onward Chain
 - Viewing Highly Recommended