



2 Motcombe Court, Bedford Avenue,  
Bexhill-on-Sea, East Sussex TN40

1NQ



## PROPERTY DESCRIPTION

An opportunity to acquire a good sized, three bedroom, seafront apartment located on the ground floor of this widely impressive art-deco style building in Bexhill. Benefitting from being newly refurbished by the current owners, this property also benefits from no onward chain. Other notable features include; modern Kitchen and Bathroom, direct sea views and use of communal lawns. EPC - E

## FEATURES

- Three Bedroom Ground Floor Seafront Apartment
- Stunning Views of The English Channel
- Walking Distance To Bexhill Town Centre
- Recently Installed Modern Kitchen
- Must See!
- Completely Refurbished Throughout
- Re-Fitted Bathroom & Separate WC
- Two Reception Rooms
- Chain Free
- Council Tax Band - B





## ROOM DESCRIPTIONS

### Communal Entrance Hall

Communal front door with entry phone system leading to the communal entrance halls, private front door leading to large private entrance hall.

### Private Entrance Hall

With wall mounted electric heater, entry phone handset, built-in shelved cupboard.

### Living Room/Dining Room

13' 0" x 12' 2" (3.96m x 3.71m) Sitting area having double glazed window with far reaching views over the English channel, feature wooden fireplace, wall mounted electric heater, opening through to the dining room (14' 0" x 10' 1" (4.27m x 3.07m)), a dual aspect room having window with far reaching views over the English Channel and double glazed windows overlooking the communal grounds, electric wall heater, return door to kitchen.

### Kitchen

12' 1" x 7' 0" (3.68m x 2.13m) Newly fitted with single drainer sink unit with mixer tap with cupboards under, plumbing for dishwasher, range of working surfaces with cupboards and drawers under, built in four ring electric hob, extractor fan with matching wall mounted cupboards to the side, further working surfaces with appliance space below, matching wall mounted cupboards over, built-in fridge freezer.

### Inner Hallway

With two shelved storage cupboards and door to the hallway.

### Bedroom 1

13' 1" x 12' 2" (3.99m x 3.71m) Double glazed window having far reaching views over the English Channel, wall mounted electric heater.

### Bedroom 2

15' 2" x 11' 1" (4.62m x 3.38m) Double glazed window overlooking the communal gardens with far reaching views over the English Channel, double built in wardrobe and double built in cupboard with hot water tank and shelving, wall mounted electric heater.

### Bedroom 3

11' 4" x 7' 10" (3.45m x 2.39m) Double glazed window with angled sea views, electric heater, two single built in storage cupboards.

### Bathroom

Having been newly fitted with P shaped bath with independent shower over with chrome fitments and glass screen, wash hand basin with mixer tap and cupboard under.

### Separate WC

With low level concealed WC, wash hand basin with mixer tap and cupboard under.

### Outside

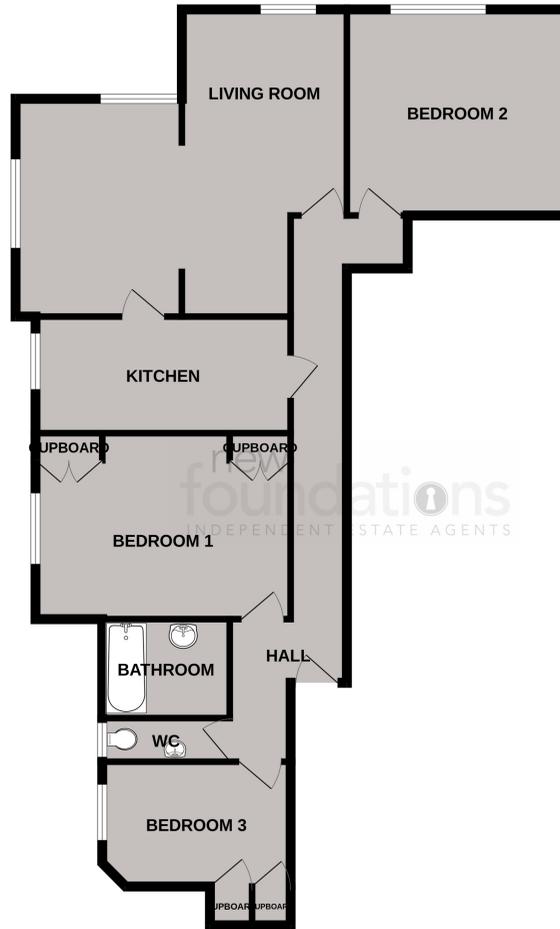
Property is set within lawned communal gardens with the seafront a few yards away.

### NB

The lease has 134 years remaining, the last 6 months payment to 23rd June 2024 was £1646.01

# FLOORPLAN

## GROUND 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	48	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

