



Flat 1, 53 Wickham Avenue, Bexhill-on-Sea, East Sussex TN39 3ES



## PROPERTY DESCRIPTION

A characterful two bedroom, two reception room ground floor flat with PRIVATE GARDEN ideally located just outside of Bexhill Town Centre and being within easy reach of both the seafront and Egerton Park. The accommodation comprises; communal entrance hall, entrance hall, 19' lounge/diner, separate breakfast room, modern kitchen, shower room and two bedrooms. Outside there is a good size private SOUTH FACING garden with side access. Also to be sold with a share of freehold. EPC - E

## FEATURES

- Two Bedroom Ground Floor Flat
- 19' Lounge/Diner
- Separate Breakfast Room
- Easy Reach of Bexhill Town Centre
- Short Stroll To Egerton Park & Seafront
- Good Size South Facing Garden With Side Access
- Share of Freehold
- Character Building Of Three Flats
- Council Tax Band - B
- Modern Shower Room





## ROOM DESCRIPTIONS

### Communal Entrance Hall

Accessed via communal front door with security entry phone system leading to the communal entrance hall, private front door to private entrance hall.

### Private Entrance Hall

With radiator and cover, entry phone handset.

### Sitting Room

19' 7" x 12' 5" (5.97m x 3.78m) Having double glazed bay window overlooking the front of the property, radiators, TV point, picture rail.

### Breakfast Room

12' 4" x 11' 8" (3.76m x 3.56m) Double glazed window with a southerly aspect, radiator, built in cupboards housing wall mounted gas boiler.

### Kitchen

10' 4" x 10' 1" (3.15m x 3.07m) Fitted with single drainer stainless steel sink unit with mixer tap and cupboard under, plumbing for dishwasher, range of working surfaces with cupboards and drawers under, plumbing for washing machine, wall mounted cupboards, space for cooker, extractor hood, double glazed windows and double glazed door leading onto the rear garden.

### Bathroom

Large walk-in shower cubicle with chrome fittings and glass screen, wash hand basin with mixer tap and cupboard below, low level WC, double glazed frosted glass windows and heated towel rail.

### Bedroom 1

16' 0" x 12' 5" (4.88m x 3.78m) Having a southerly aspect with double glazed windows and doors leading onto the rear garden, feature fireplace, radiator, picture rail.

### Bedroom 2

14' 9" narrow to 11' x 11' 3" (4.50m x 3.43m) Double glazed bay window overlooking the front of the property, radiator, picture rail.

### Outside

To the front of the property, the gardens are laid to lawn and screened by hedging. The principal area of gardens are located to the rear of the property with a southerly aspect with patio area, outside tap, lawn, screened by fencing, timber shed.

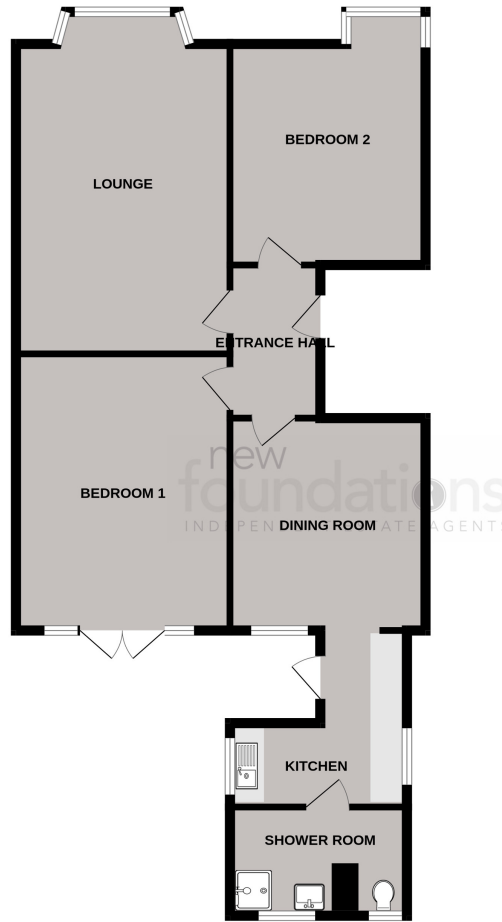
### NB

The lease is 999 years from 23/11/21 with a share of freehold, maintenance is 1/3 share as and when required.



# 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>		
(55-68)	<b>D</b>		<b>64</b>
(39-54)	<b>E</b>	<b>50</b>	
(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	

