



61 Wickham Avenue, Bexhill-on-Sea, East Sussex, TN39 3ES  
Substantial Family Home With Excellent Scope & Potential £450,000





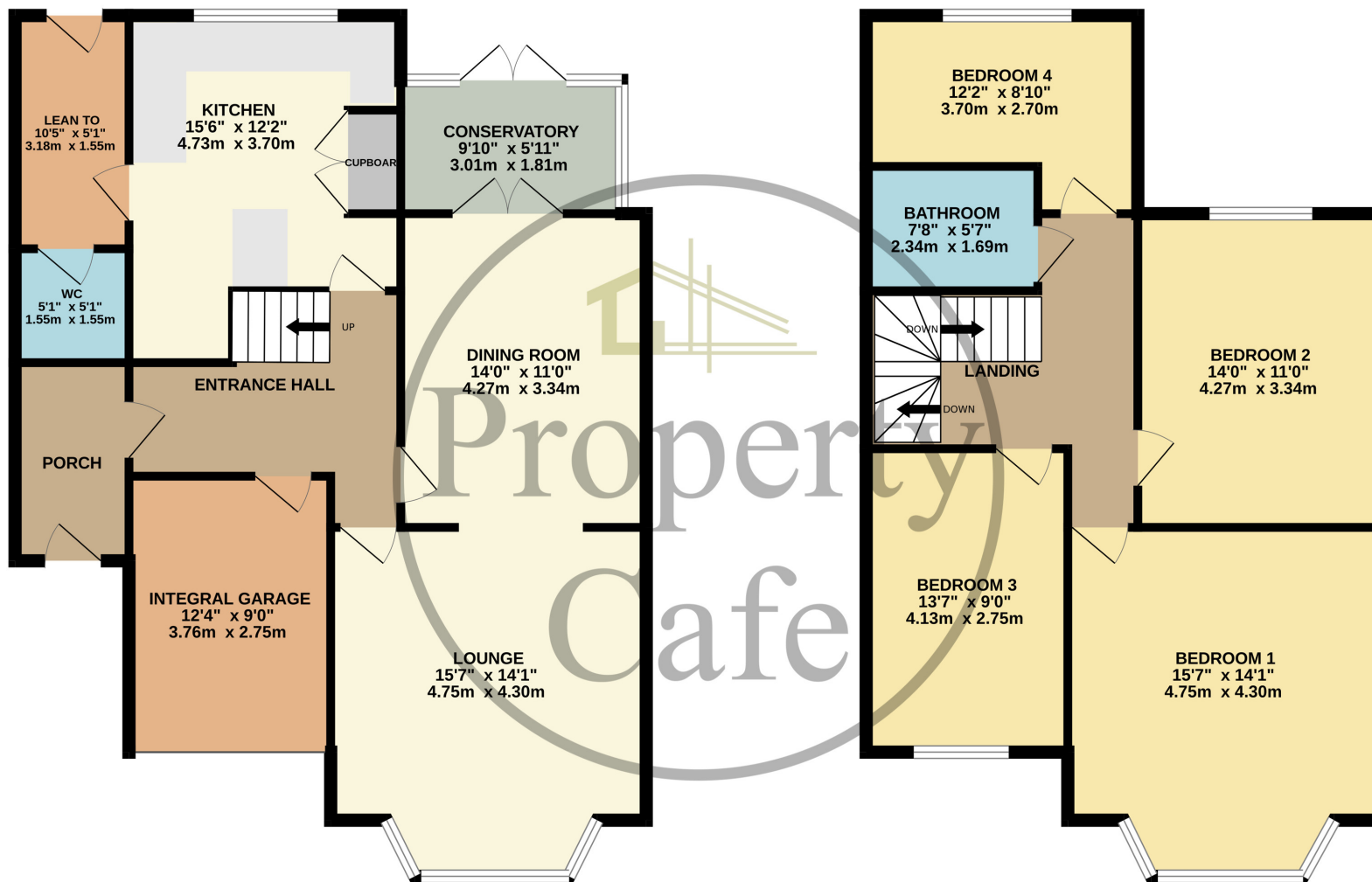
Property Cafe are delighted to offer for sale this substantial four bedroom family home, in need of refurbishment, situated in an extremely sought after position close by to Bexhill town centre and seafront. Accommodation and benefits include; An entrance porch; Bright & Airy Entrance hall giving access to the main ground floor rooms; Lounge to the front aspect of the property featuring bay window & offering ample space to relax & entertain; Separate dining room also giving access onto a conservatory; Spacious Kitchen with an array of fitted units, worktop space and integrated oven & hob; Downstairs W/C and an additional lean to accessed between the kitchen and garden. The 1st floor comprises of four well proportioned bedrooms and a family bathroom consisting of bath & over head shower, wash basin & WC. Externally this property boasts a private south facing rear garden currently separated into three areas, an integral single garage and off-road parking. This house is offered for sale in need of refurbishment throughout, with no onward chain and we recommend you view at your earliest convenience.

The property is situated right in the heart of Bexhill only a short walk 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 you 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.



**GROUND FLOOR**  
909 sq.ft. (84.5 sq.m.) approx.

**1ST FLOOR**  
726 sq.ft. (67.5 sq.m.) approx.



**TOTAL FLOOR AREA : 1636 sq.ft. (151.9 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.





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- Semi Detached Family Home
- Four Well Proportioned Bedrooms
- Two Separate Reception Rooms
- South Facing Private Rear Garden
- Integral Garage & Off-Road Parking

- Excellent Scope & Potential
- In Need of Refurbishment
- Sought After Location Close To Town centre & Seafront
- Sold With No Onward Chain
- Viewing Highly Recommended

[www.propertycafe.co](http://www.propertycafe.co)



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