

£225,000 Leasehold



Flat 1, 60 Wickham Avenue, Bexhill-on-Sea, East Sussex TN39 3ER



## PROPERTY DESCRIPTION

A character 2 bedroom converted ground floor flat with private rear garden situated in this popular road a short distance from the Town Centre, Seafront and Egerton Park. The accommodation comprises, entrance hall, sitting room overlooking the rear garden, modern kitchen, bathroom, gas boiler and radiators, double glazing, remainder of a 999 year lease. EPC D.

## FEATURES

- Ground Floor Flat
- 2 Bedrooms
- Private Rear Garden
- Double Glazed
- Gas Boiler and Radiators
- Remainder Of A 999 Year Lease
- Modern Kitchen
- Close Town and Seafront
- Council Tax Band A





## ROOM DESCRIPTIONS

### Communal Entrance

Accessed via communal front door with entry-phone system.

### Entrance Hall

Accessed via private front door, radiator, entry-phone handset, central heating control timer, inner hallway with additional radiator and dado rails.

### Sitting Room

16' 6" x 12' 9" (5.03m x 3.89m) Having double glazed windows and door giving access to the private rear garden, two radiators, picture rail.

### Kitchen

10' 8" x 8' 9" (3.25m x 2.67m) Having double glazed windows overlooking the side and the rear of the property, double glazed door giving access to the garden, a modern fitted kitchen with single drainer stainless steel sink unit with cupboard under, plumbing for washing machine, built-in four ring gas hob with electric oven below and extractor hood over, range of wall mounted cupboards, space for fridge/freezer, wall-mounted gas boiler.



### Bedroom One

17' 6" x 12' 10" (5.33m x 3.91m) Double glazed sash windows overlooking the front of the property, radiator, high-level skirting boards, picture rail, Victorian style fireplace.

### Bedroom Two

13' 8" x 7' 0" (4.17m x 2.13m) Double glazed window overlooking side of the property, radiator.

### Bathroom

Panelled bath with mixer tap, and shower attachment, low-level, WC, wash hand basin, radiator, double glazed window.

### Outside

The property benefits from a private rear garden laid to lawn with flower and shrub borders, there is an outside WC.

### NB

The property is held on a 999 year lease  
We await confirmation of maintenance and any ground rent

## FLOORPLAN

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of distances, rooms and any other items are approximate and no responsibility is taken for any errors, 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
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(65-80)	C	73
(55-68)	D	
(38-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		