



  
**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

5 Motcombe Court, Bedford Avenue, Bexhill-on-Sea,  
East Sussex TN40 1NQ  
**£189,950**  2 Bedroom  1 Bathroom  1 Reception



## AT A GLANCE...

Forming part of the beautifully restored Art Deco Motcombe Court, this first-floor apartment enjoys an enviable location adjacent from Bexhill's iconic seafront. Built in 1938, Motcombe Court is a striking example of Art Deco design by the renowned architect Henry Tanner, the building underwent a full renovation in 2017, thoughtfully combining period charm with modern comforts.

On entering the building, the communal entrance hall set the tone for the building and offers both lift & stair access to the first floor.

With abundant natural light, the spacious living room features a dual-aspect layout, creating a bright and airy atmosphere. The fitted kitchen is thoughtfully designed, offering ample storage, integrated appliances, and space for a freestanding fridge and freezer.

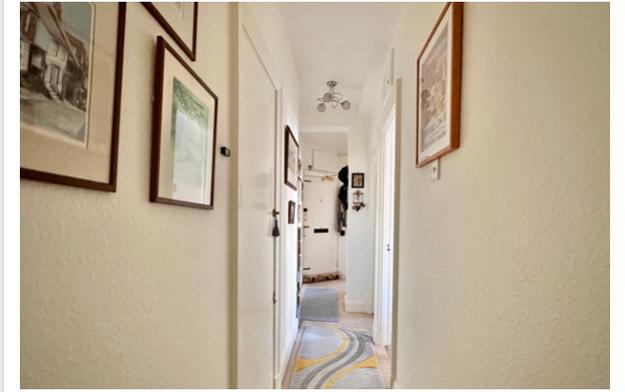
Both double bedrooms are generously proportioned, one bedroom benefitting from a built-in wardrobe. The modern shower room is fitted with a walk-in rain-effect shower, vanity unit, and heated towel rail.

Additional features include double glazing and gas central heating, providing comfort throughout the year. Residents enjoy secure entry, lift access to all floors, and a beautifully maintained communal garden.

Viewing is considered essential to fully appreciate all this property and its location has to offer in full!

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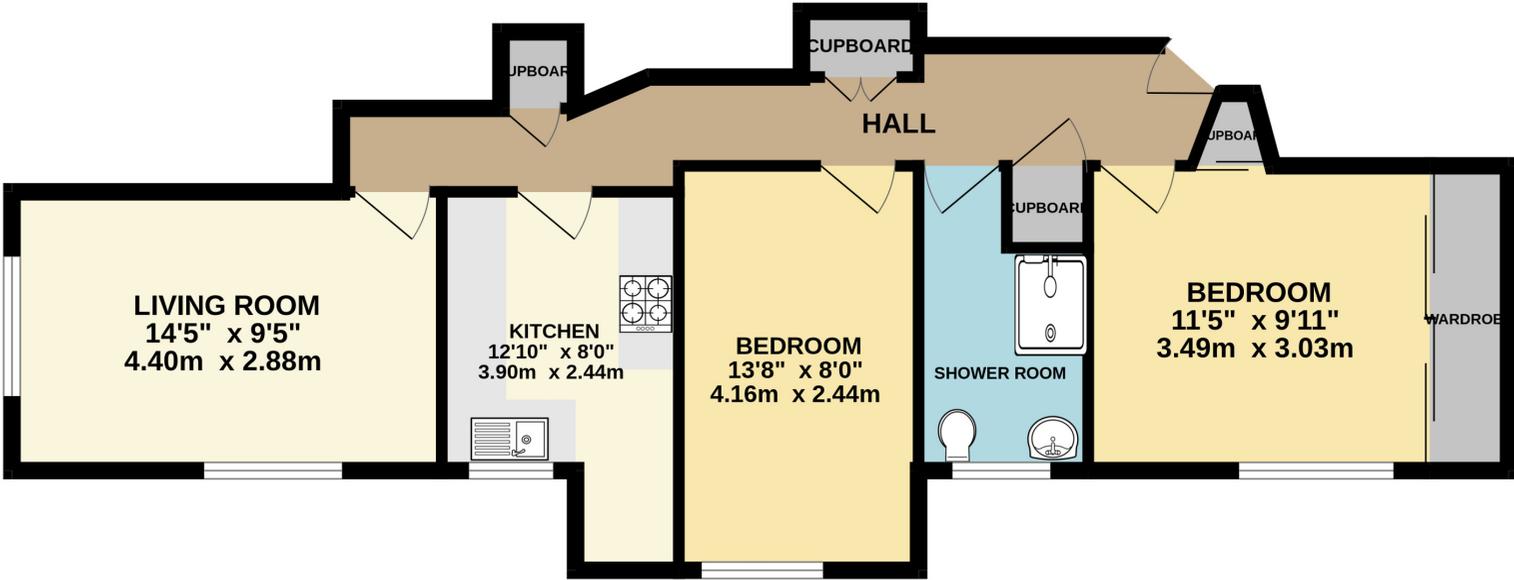
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### Key Features:

- Art Deco Purpose Built Apartment
- Side Sea Views
- Fitted Kitchen & Modern Shower room
- No Onward Chain
- Adjacent To Seafront Promenades
- Two Double Bedrooms
- Beautifully Restored Building

FIRST FLOOR  
 656 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA : 656 sq.ft. (61.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	72	80
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### Lease & Maintenance Information

Tenure - leasehold  
 Remaining Lease Term - 92 years  
 Maintenance Charge - Approx £2000 per annum  
 Ground Rent - TBC  
 Council Tax Band - B.

### Location

The apartment enjoys an excellent location just steps from Bexhill's seafront promenade. Within walking distance, you'll find a selection of popular restaurants, cafes, and local shops. Bexhill mainline railway station is also nearby, providing direct services to Hastings, Eastbourne, Brighton, Gatwick, and London Victoria.

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