




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£200,000

Offers Over

Flat 3, 55 Wickham Avenue, Bexhill-on-Sea, East Sussex TN39

3ES

 2 Bedroom

 1 Bathroom

 1 Reception



AT A GLANCE...

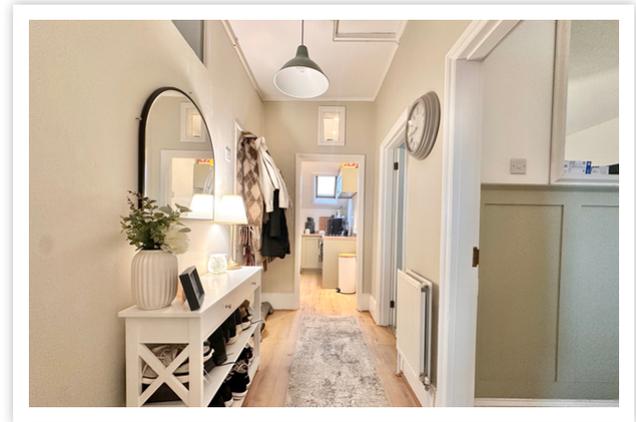
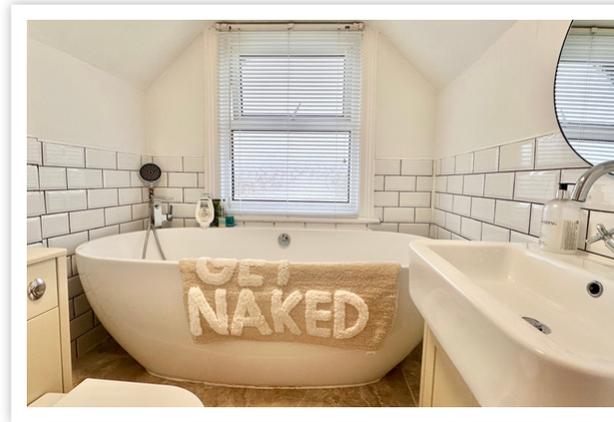
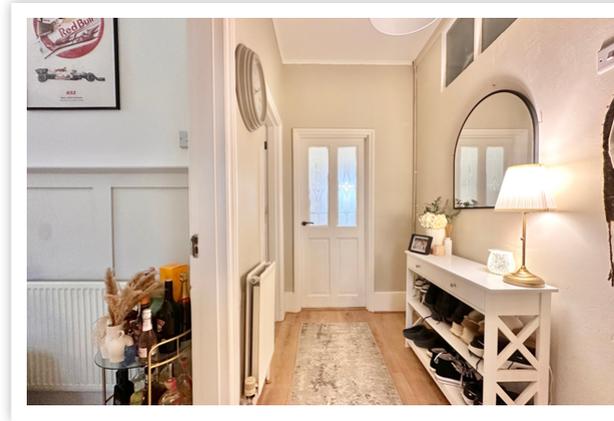
Occupying a sought-after position within an attractive and well-maintained building, this exceptional two-bedroom apartment is perfectly located just a short stroll from the town centre, iconic seafront promenade, and mainline railway stations, ideal for commuters.

Accessed via a well-kept communal entrance with stairs rising to the second floor, the apartment immediately impresses with its immaculate presentation and blend of character features and contemporary fixtures & fittings. The welcoming entrance hall leads through to a generous lounge/diner, a light and spacious room centred around a charming feature fireplace and offering ample space for both relaxing and entertaining.

The stylish modern kitchen is fitted with a range of matching wall and base units, complemented by integrated oven and hob, and provides further space for additional appliances.

There are two well-proportioned double bedrooms, bedroom one benefiting from fitted wardrobes, while a contemporary bathroom suite completes the accommodation.

Further benefits include double glazing and gas central heating. With its prime location, tasteful presentation, and spacious layout, this superb apartment represents a fantastic opportunity. Early viewing is highly recommended to fully appreciate all it has to offer.



Key Features:

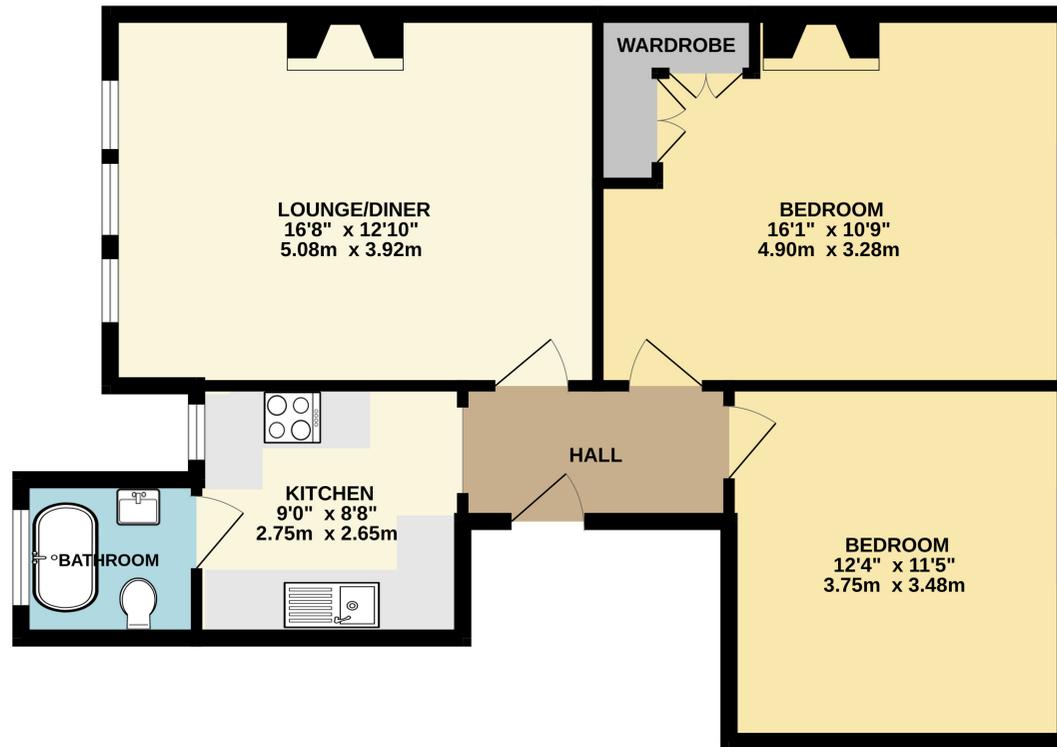
- Exceptional Top Floor Apartment
- Spacious Lounge/Diner
- Well-Maintained Building
- Two Generously Sized Double Bedrooms
- Contemporary Kitchen & Bathroom
- Walking Distance To Train Stations, Seafront Promenade & Town Centre

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SECOND FLOOR
704 sq.ft. (65.4 sq.m.) approx.



TOTAL FLOOR AREA : 704 sq.ft. (65.4 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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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Location

The property is situated in a well-regarded location west of Bexhill town centre. A very short walk to the seafront promenades, Bexhill Town Centre, and the iconic contemporary arts & events venue the De La Warr Pavilion. Collington Station is close by offering regular direct routes into Hastings, Eastbourne, Brighton, Gatwick & London Victoria. Bus routes can be found within close proximity, along with well-regarded primary and secondary Schools with 'Outstanding' OFSTED reports. Within a short walking distance you will find Egerton Park with a green flag award, offering tennis & bowling facilities, a large play structure, an outdoor gym & a café. Adjacent to Egerton Park, Bexhill Museum hosting special events & outdoor bowls green. The Polegrove recreation ground has regular activities including adult and child football & cricket clubs and a sports bar. Within a very short walk, you will find local amenities in Collington including a Doctor's surgery & Tesco Express.

Lease & Maintenance Information

Tenure - Leasehold, with the advantage of the freeholder residing in the building.
 Lease term - 85 years remaining. The owner is open to negotiations regarding a lease extension if required.
 Maintenance Charge - As & when required.
 Ground Rent - £50 per annum.
 Council Tax Band - A.

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