



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

Immaculately Presented Two Bedroom 2nd Floor Apartment With Pleasant Views In A Sought After Central Location

£210,000 - Leasehold



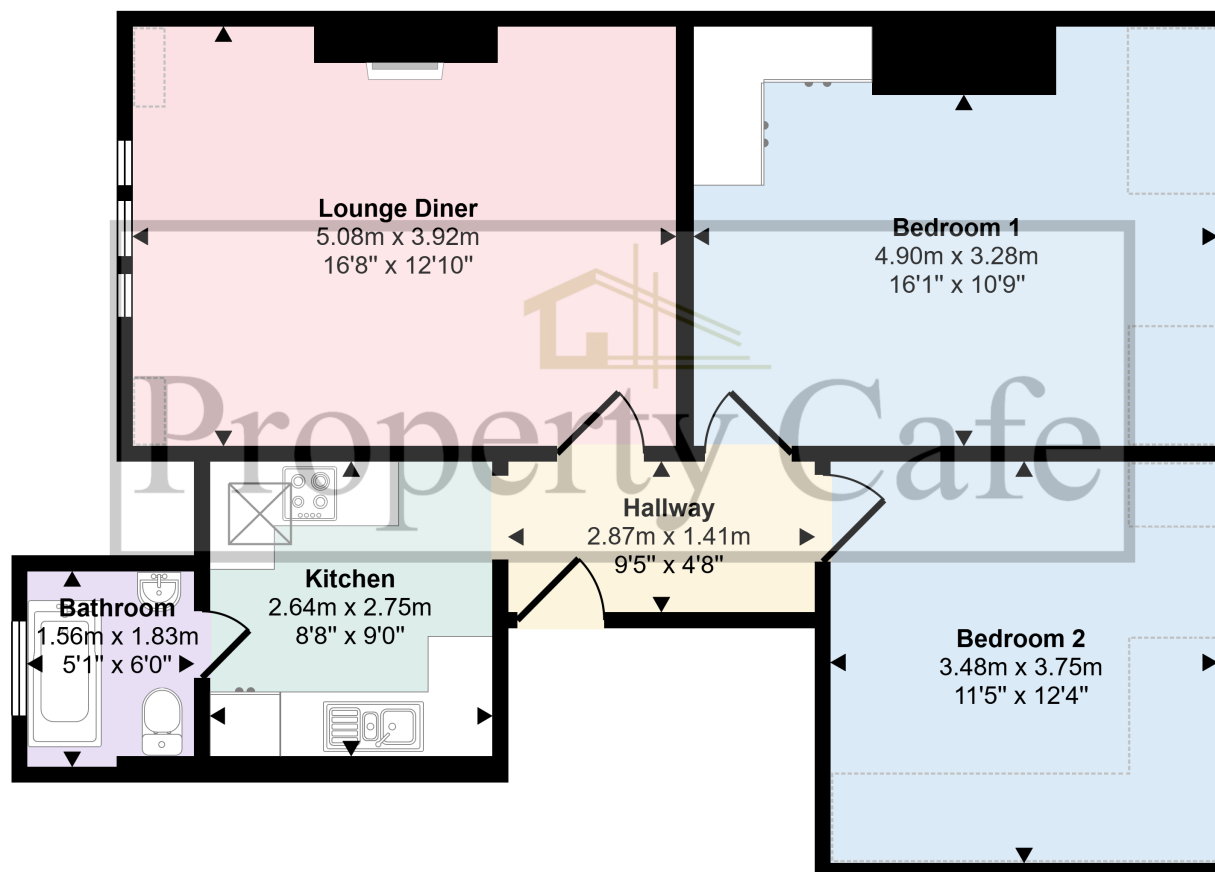


Property Cafe are delighted to present to the market this stunning, two bedroom, 2nd floor apartment for sale, in exceptional condition and conveniently located in a sought after central position, walking distance to the town centre, Egerton Park, seafront and train station. Accommodation and benefits include; A secure communal entrance area, set within a well maintained building; Inner flat hallway offering space for freestanding storage solutions; Spacious lounge/diner, boasting a feature fireplace and beautifully finished with contemporary panelling; Recently fitted kitchen including an integrated electric oven & hob as well as space for freestanding white goods; Two generous double bedrooms both with pleasant south facing views and the master offering excellent storage via fitted wardrobes; Modern fitted family bathroom, consisting of an oval bath with shower attachment, wash basin & WC. The flat is offered for sale in excellent decorative order throughout having been finished to a high standard and in neutral colour schemes, gas central heated, double glazed and in a sought after location. We recommend you view at your earliest convenience.


Remaining lease length - 85 Years \* Service charge - As & when 1/3 share \* Ground rent - £50 Per annum.



Approx Gross Internal Area  
69 sq m / 742 sq ft



## Floorplan

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**Bedrooms:** 2  
**Receptions:** 1  
**Council Tax:** Band A  
**Council Tax:** Rate 1701.55  
**Parking Types:** On Street. Permit.  
**Heating Sources:** Double Glazing. Gas Central.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** C (69)  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** FTTC.  
**Accessibility Types:** Not suitable for wheelchair users.

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>	69	71
(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	



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.





The property is situated right in the heart of Bexhill town centre only a matter of steps 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 and 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 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.

- Two Bedroom Top Floor Apartment For Sale
  - Spacious Lounge/Diner
  - Modern Fitted Kitchen
- Two Generous Double Bedrooms
  - Modern Fitted Bathroom
- Immaculately Presented Throughout & Finished To A High Standard
  - Secure Communal Entrance Area In A Well Maintained Building
    - Sought After Central Position
  - Close By To Train Station/ Seafront & Egerton Park
    - Viewing Highly Recommended.