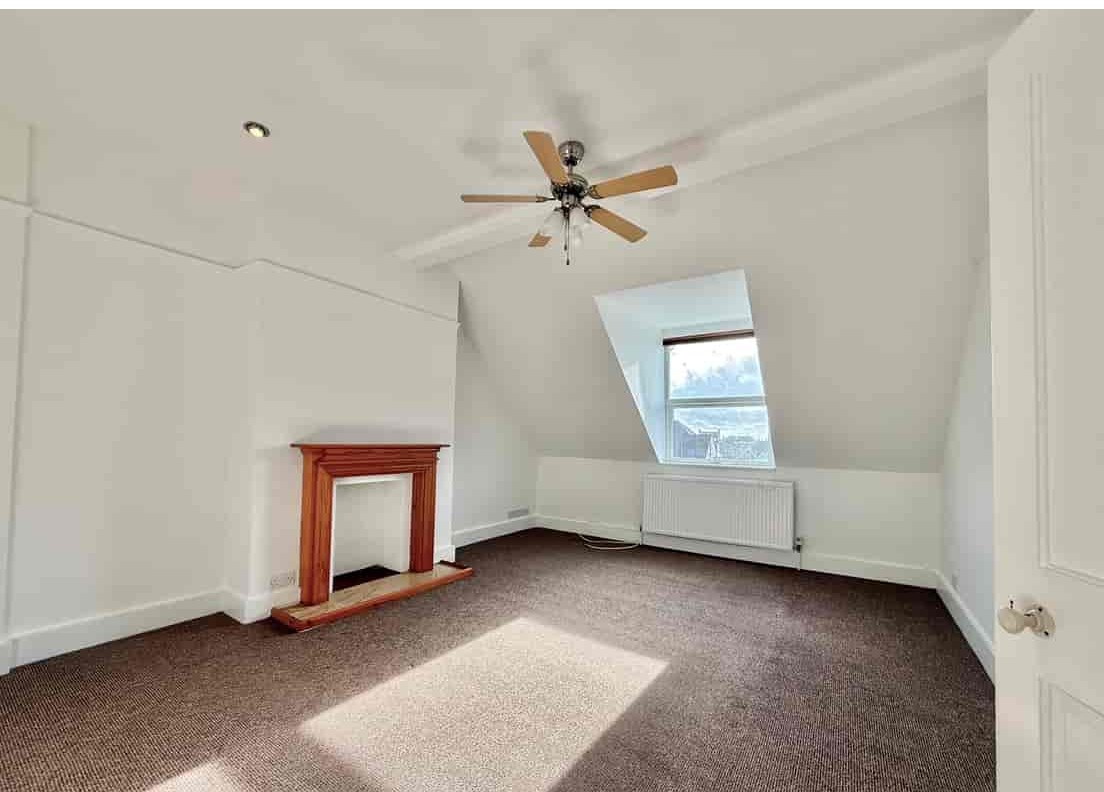




Flat 3 59 Wickham Avenue, Bexhill-on-Sea, East Sussex, TN39 3ES
2 Bedroom Top Floor Conversion Flat £170,000 - Leasehold Share of Freehold





Property Cafe are delighted to present to the market this well-proportioned two-bedroom, second-floor apartment, conveniently located in a sought-after central position within walking distance of the town centre, Egerton Park, the seafront and the mainline train station. The accommodation and benefits include a secure communal entrance within a well-maintained building, an inner hallway providing space for freestanding storage solutions, and a spacious lounge/diner featuring a fireplace and decorative wall panelling. The kitchen is fitted with an electric oven and Gas hob and offers space for freestanding white goods. There are two generous bedrooms. The family bathroom comprises a bath with standing shower, wash basin and WC. The flat is offered for sale in decorative order throughout and presents an excellent opportunity for a purchaser looking to carry out some cosmetic refurbishment to add increase aesthetics. Additional benefits include gas central heating, double glazing and a highly convenient location. Early viewing is recommended.

Remaining Lease length- 999 years from 29th September 2002- 1/3 Share Maintenance As & when Basis- Share of Freehold- Insurance Approx. £400 Per Annum



Bedrooms: 2
Receptions: 1
Parking Types: None.
Heating Sources: None.
Electricity Supply: None.
EPC Rating: C (71)
Water Supply: None.
Sewerage: None.
Broadband Connection Types: None.
Accessibility Types: None.

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 71 | 76 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |



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.

- 2 Bedroom Apartment
- Share Freehold & Long Lease
 - 1/3 SHARE OF FREEHOLD
- As and when Maintenance charges
 - Secure Communal Entrance
 - Sold No Onward Chain

- Modern Kitchen & Bathroom
- Convenient Central Bexhill Location
 - Second Floor Conversion Flat
 - Split Level Entrance hall
 - EPC-C
- Netrually Decorated Throuhgout