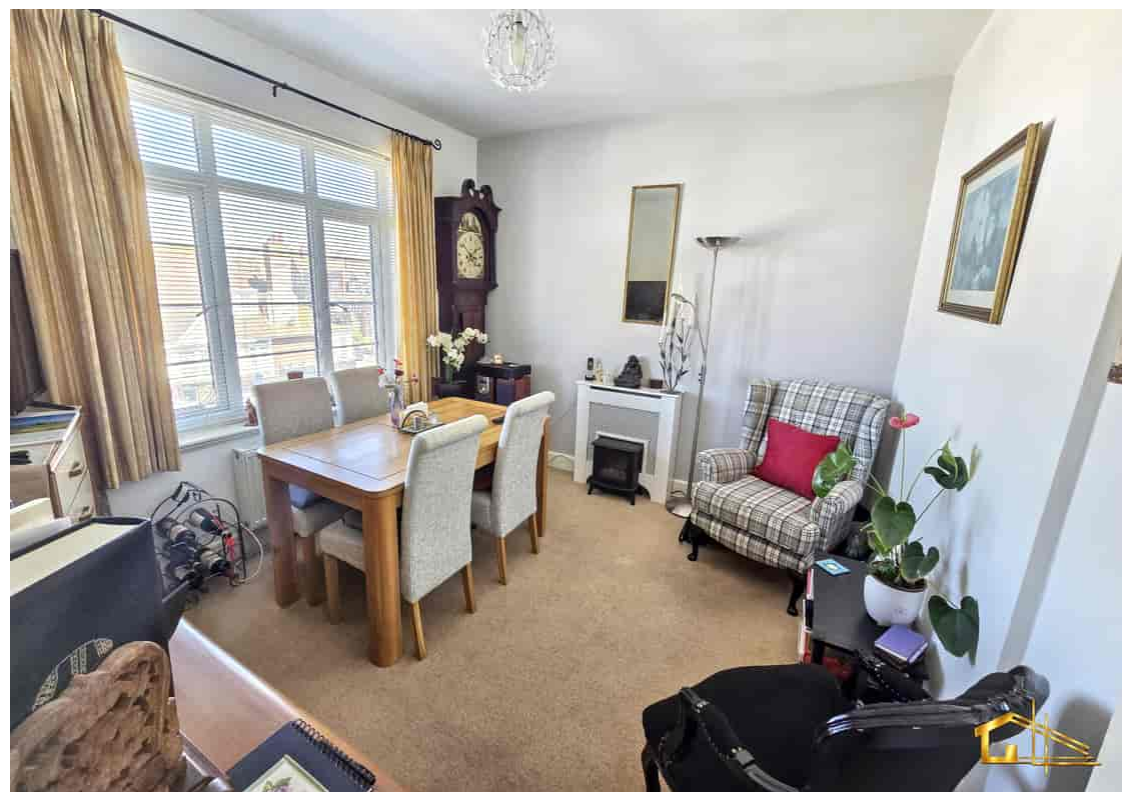




17 Motcombe Court, Bedford Avenue, BEXHILL-ON-SEA, East Sussex, TN40 1NQ  
£350,000 - Leasehold

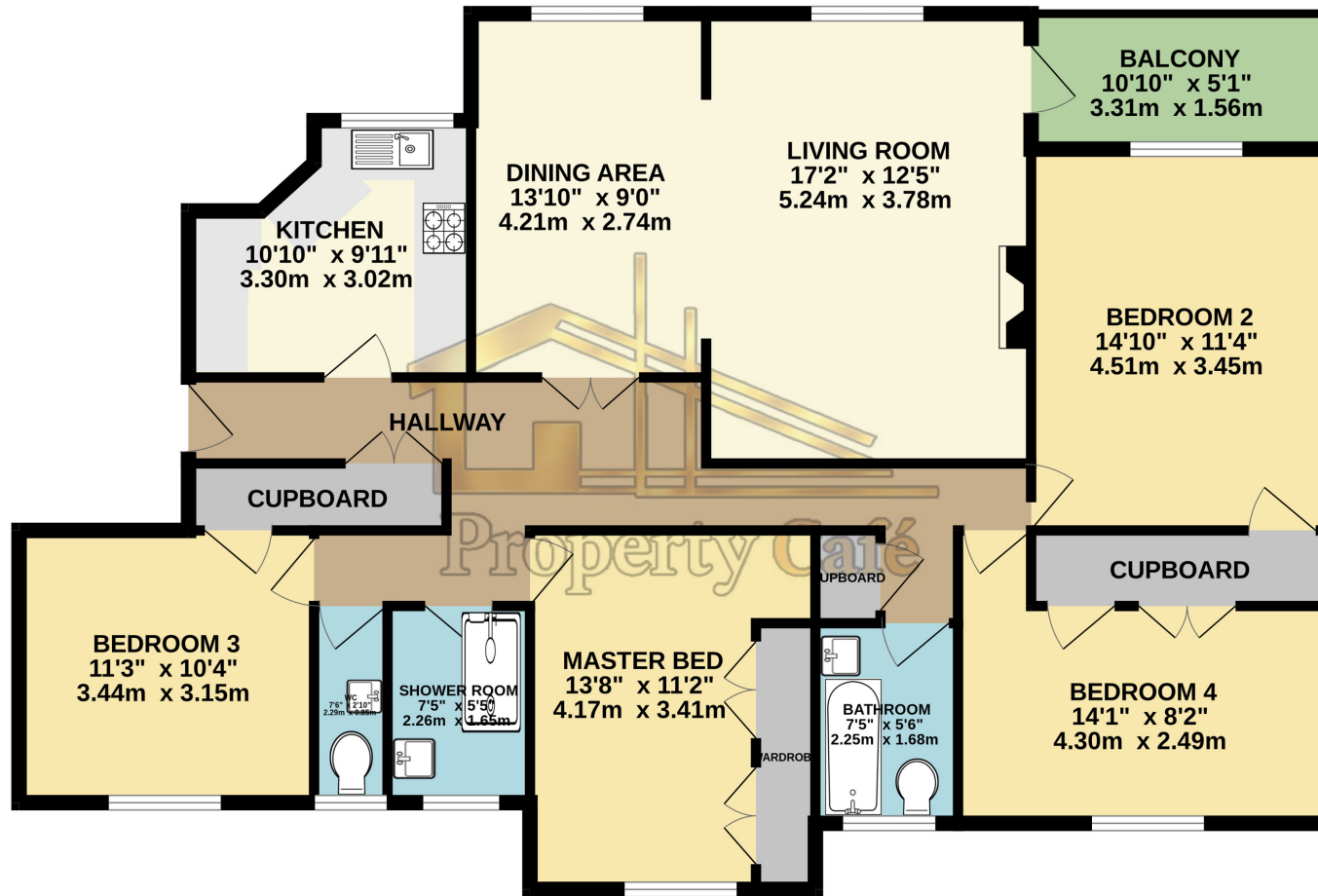




This well presented four-bedroom seafront apartment offers exceptionally spacious and versatile accommodation within one of Bexhill's most sought-after Art Deco developments. The property features a modern fitted kitchen, a bright south-facing lounge with a defined dining area, a private south-facing balcony enjoying superb sea views, four generously sized bedrooms, a modern bathroom, an additional shower room, and an extensive inner hall providing excellent storage. The apartment benefits from neutral and modern décor throughout, gas central heating, double glazing, immaculate communal areas and convenient lift access. Situated in a highly desirable seafront location and offered with no onward chain, this impressive home combines character, space and coastal living at its best. **Lease & Tenure : Leasehold Apartment : 91 Years Remaining : Service Charge £3800 Per Year (Approx.) Ground Rent £19 Per Year. For additional information or indeed to arrange to view please contact our Bexhill team on 01424 224488.**




# THIRD FLOOR



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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**Bedrooms:** 2  
**Council Tax:** Band B  
**Council Tax:** Rate 2102.81  
**Parking Types:** None.  
**Heating Sources:** Double Glazing. Gas Central.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** D (66)  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** FTTC.  
**Accessibility Types:** Level access.

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>		78
(55-68)	<b>D</b>	66	
(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 	



This well-presented third-floor apartment offers generous four-bedroom accommodation in a highly sought-after seafront Art Deco building. The property features a bright south-facing lounge with a dining area, a private south-facing balcony with lovely sea views, a modern bathroom plus an additional shower room, and an extensive inner hall providing excellent storage. The décor throughout is neutral and modern, and the flat benefits from gas central heating, double glazing, immaculate communal areas and lift access. Situated within a desirable seafront development and offered with no onward chain, this spacious and versatile home comes highly recommended for viewing.



**Lease & Tenure : Leasehold Apartment : 91 Years Remaining : Service Charge £3800 Per Year (Approx.) Ground Rent £19 Per Year.** For additional information or indeed to arrange to view please contact our Bexhill team on 01424 224488. The property is situated directly on Bexhill seafront within easy walking distance of Bexhill Town Centre which offers an excellent range of independent shops and amenities serving the local residents. Within the Town Centre you will find all the shops general facilities that you may need daily, most are independently owned and have been in existence for many years but of course there are also some excellent main shopping facilities. You will find an excellent Doctors surgery, various dentist, excellent local pubs and restaurants, a main pharmacy & main post office. There is a regular bus services close by with services to Eastbourne and Hastings and both Collington & Bexhill Mainline stations are also close by providing excellent direct services routes to Gatwick, Ashford International & Central London.

- Spacious 4 Bed Seafront Apartment
  - South Facing Lounge With Dining Area
    - Four Good Size Bedrooms
  - Modern Bathroom & Additional Shower Room
    - Extensive Inner Hall With Storage
    - South Facing Balcony & Sea Views
    - Central Heated & Double Glazed
- Immaculate Communal areas & Lift Access
    - Versatile & Flexible Accommodation
    - Neutral & Modern Decor Throughout.
      - Sought After Art Deco Building
      - Sought After Seafront Development
      - Being Sold With No Onward Chain
      - Viewing Highly Recommended