



BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

Flat 1, 39 Wickham Avenue, Bexhill-on-Sea, East Sussex
£280,000 TN39 3ES
2 Bedroom 2 Bathroom 2 Reception



AT A GLANCE...

With a south-facing rear garden and a share of freehold, this exceptional ground floor apartment offers a wealth of charm and character. In a converted building, the property is flooded with natural light due to its south-facing aspect. It is just a short walk from the iconic seafront promenade, town centre, and train station.

Accommodation comprises a well-kept communal hall leading to the apartment entrance. It includes a spacious living room with a fireplace and doors leading to the rear garden, as well as a separate dining room. There is an integrated oven & hob, space for appliances, and a door to the rear garden in the dual aspect kitchen.

There are two spacious double bedrooms in the property, both of which have attractive bay windows and one with an en-suite bathroom. Additionally, there is a shower room included, double glazing throughout the property, as well as gas central heating via a combi boiler installed approximately 2 years ago. The beautiful private rear garden is south-facing and predominately laid to lawn with a variety of well-established plants and shrubs. There is also a patio area for alfresco dining, water tap and gated side access to the front of the property.

Early viewing is highly recommended to appreciate the immaculate condition and location of this remarkable property!

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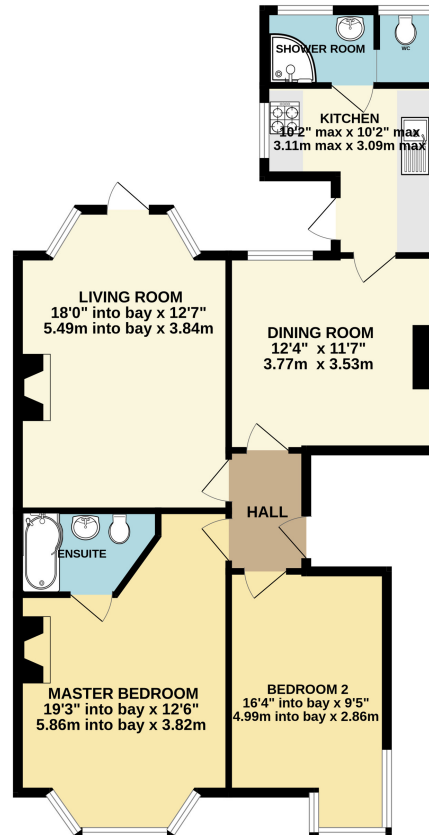


Key Features:

- Ground Floor Apartment
- South-Facing Garden
- Two Spacious Double Bedrooms
- Walking Distance To Seafront Promenades & Town Centre
- Wealth of Character & Charm
- Two Reception Rooms
- Bathroom & Shower Room
- Share of Freehold


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GROUND FLOOR
864 sq.ft. (80.3 sq.m.) approx.



TOTAL FLOOR AREA : 864 sq.ft. (80.3 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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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 close to Collington Station 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 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 is the Polegrove recreation ground with 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 - Share of freehold
Lease term - TBC
Maintenance charge - As & when required
Ground rent - N/A.

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