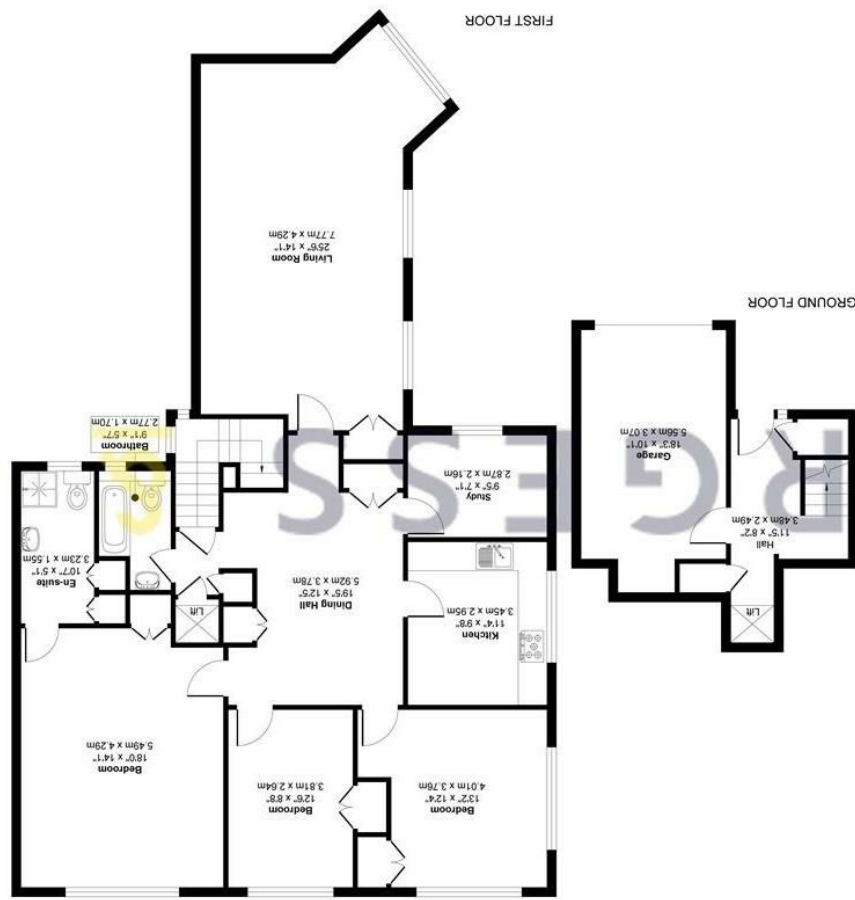




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Wynchlows  
Approximate Gross Internal Floor Area  
1784 sq. ft / 165.73 sq. m

**BURGESS & CO.**  
01424 222255

Wynchlows, Middlesex Road, Bexhill-On-Sea, TN40 1LP

£500,000 Freehold



01424 222255

Burgess & Co are delighted to bring to the market this bright, spacious, unique and exceptional apartment occupying the entire first floor of this converted period property. Ideally located being within a short walk to the seafront, Bexhill Town Centre with its array of shopping facilities, restaurants, mainline railway station and bus service. The accommodation is accessed via a private entrance, leading to a 19'5 dining hall, a 25'6ft living room with sea views, a modern kitchen, a study, three bedrooms one with a modern en-suite shower room with dressing area, and a modern family bathroom. The property benefits from electric entrance gates with intercom system, a driveway leading to an integral garage, a landscaped walled garden with lawn area, patio area and a variety of mature plants and shrubs. Further benefits include gas central heating, double glazing, Karndean LVT flooring, ample storage throughout the property along with a large attic space that could be converted into further accommodation if required and subject to the usual consents. Viewing is essential to truly appreciate not only the sought after location but all that is has to offer.

**Private Entrance**

With front door leading to

**Entrance Hall**

11'5 x 8'2

With radiator, two fitted cupboards, personal door to Garage, access to lift, stairs leading to First Floor with window.

**Dining Hall**

19'5 x 12'5

A lovely bright space and ideal for dining, with radiator, two built-in storage cupboards, borrowed light windows.

**Living Room**

25'6 x 14'1

A bright and spacious irregular shaped room with three radiators, modern feature electric fire, concealed tv point cabling, fitted cupboard, three double glazed windows enjoying a southerly aspect with direct sea views.

**Kitchen**

11'4 x 9'8

Comprising a modern matching range of wall & base units, Quartz worksurface & hob splashback, inset sink unit, inset Bosch gas hob with Bosch extractor hood over, fitted eye level Bosch oven with Bosch combination microwave above, integrated Bosch dishwasher, integrated Hoover washing machine, integrated fridge/freezer, radiator, inset ceiling spotlights, double glazed window enjoying sea views.

**Bedroom One**

18'0 x 14'1

With two radiators, concealed tv point cabling, built-in double wardrobe, double glazed window overlooking the Bowling Green. Door to

**En-suite Shower Room**

10'7 x 5'1

Comprising dressing area leading to a shower cubicle, low level w.c, pedestal wash hand basin, heated towel radiator, inset ceiling spotlights, two built-in cupboards, extractor fan, double glazed frosted window.

**Bedroom Two**

13'2 x 12'4

With radiator, concealed tv point cabling, built-in wardrobe, dual aspect with double glazed windows overlooking the Bowling Green & the sea.

**Bedroom Three**

12'6 x 8'8

With radiator, concealed tv point cabling, built-in wardrobe, double glazed window overlooking the Bowling Green.

**Study/Bedroom**

9'5 x 7'1

With radiator, double glazed window with sea views.

**Bathroom**

9'1 x 5'7

Comprising bath, low level w.c, wash hand basin with storage below, heated towel radiator, inset ceiling spotlights, double glazed frosted window.

**Outside**

There is a private enclosed garden comprising an area of lawn, a paved patio area ideal for alfresco dining/entertaining, flowerbed borders housing mature plants & shrubs, a timber shed and gated access to a driveway providing ample off road parking leading to an integral garage and Ohme E-Pod EV charger.

**Garage**

18'3 x 10'1

With up & over door, light.

**NB**

Please note that there is a 'novelty' lift that is fairly original and does work but can't be relied on due to its age. A buyer could put a new lift in if required. We have been advised that the property is to be sold with the Freehold of the building, but a lease can be put in place if required. The ground floor flat is on a 999 year lease and pays £10 ground rent per annum & the maintenance is a 50:50 split. Council tax band: C

