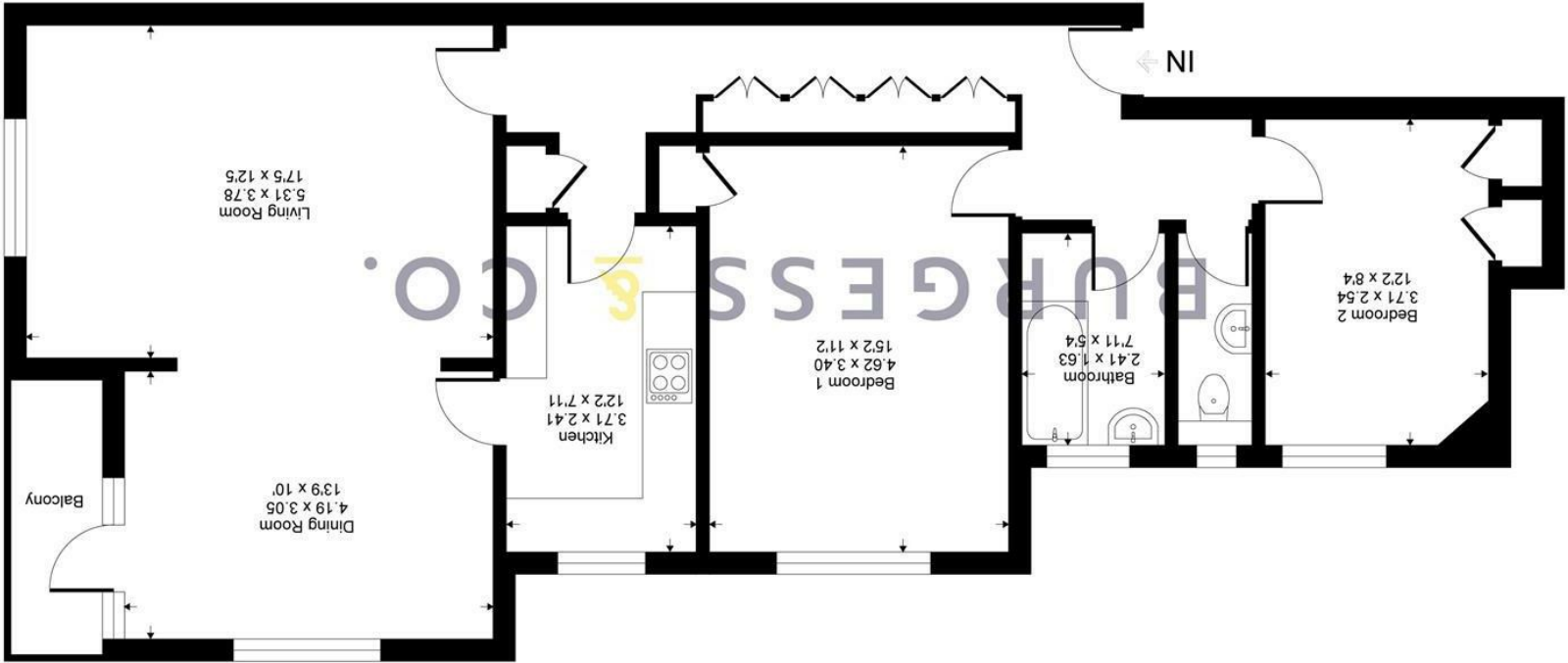




This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Motcombe Court, TN40
Approximate Gross Internal Area = 91.3 sq m / 983 sq ft

BURGESS & CO.
01424 222255

10 Motcombe Court, Bedford Avenue, Bexhill-On-Sea, TN40 1NQ

Offers In The Region Of
£220,000 Leasehold



Burgess & Co are delighted to offer to the market this spacious two bedroom second floor seafront apartment, forming part of this Art Deco style building ideally located directly opposite the promenade enjoying far reaching views over the English Channel. Situated within close proximity to Bexhill Town Centre with its shops, restaurants, bus service, mainline railway station and iconic De La Warr Pavilion. The generous accommodation comprises an entrance hall, a living room opening to a dining room with access to a private balcony enjoying direct sea views, a kitchen, two bedrooms, a bathroom and a separate w.c. Further benefits include double glazing, gas central heating, passenger lift and communal gardens. The property is offered chain free and would benefit from some modernisation throughout. Viewing highly recommended by vendor's sole agents.

Communal Entrance Hall

With entry-phone system, passenger lift to

Second Floor

With private front door to

Entrance Hall

With entry-phone system, range of built-in cupboards.

Living Room

17'5 x 12'5

With radiator, double glazed window to the front. Opening to

Dining Room

13'9 x 10'0

With radiator, wall mounted boiler, dual aspect with double glazed window to the side, double glazed window & door to the private balcony enjoying far reaching sea views. Door to

Kitchen

12'2 x 7'11

Comprising matching range of wall & base units,

worksurface, tiled splashbacks, inset sink unit, space for cooker, space for appliances, breakfast bar area, double glazed window to the side. Door to entrance hall.

Bedroom One

15'2 x 11'2

With radiator, built-in cupboard, double glazed window to the side.

Bedroom Two

12'2 x 8'4

With radiator, two built-in cupboards, double glazed window to the side.

Bathroom

7'11 x 5'4

Comprising bath, pedestal wash hand basin, heated towel radiator, tiled walls, double glazed frosted window to the side.

Separate W.C

Comprising low level w.c, wash hand basin, double glazed frosted window to the side.

NB

There is the remainder of a 120 year Lease from 26 November 1997 and we have been advised that the service charge is approximately £2,600 per annum and the ground rent is approximately £30 per annum. Council tax band: B

