**Flat 2, 27 Wickham Avenue, Bexhill-On-Sea, East Sussex TN39 3EP**
**Offers In Excess Of £220,000 Share of Freehold**

# About this property

A beautifully presented first floor garden apartment comprising entrance hallway, large kitchen / living room, two double bedrooms, modern bathroom suite and ample storage space. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout.

Externally, the property boasts use of it's own private garden, laid to lawn with areas suitable for 'Alfresco dining', enclosed to all sides with fencing, rear access gate.

The property comes situated in this highly convenient location, within a 5 minute walk to Bexhill's Town Centre & Train Station and within a stones throw to Bexhill's picturesque seafront.

Viewing comes highly recommended by Rush, Witt & Wilson Bexhill.

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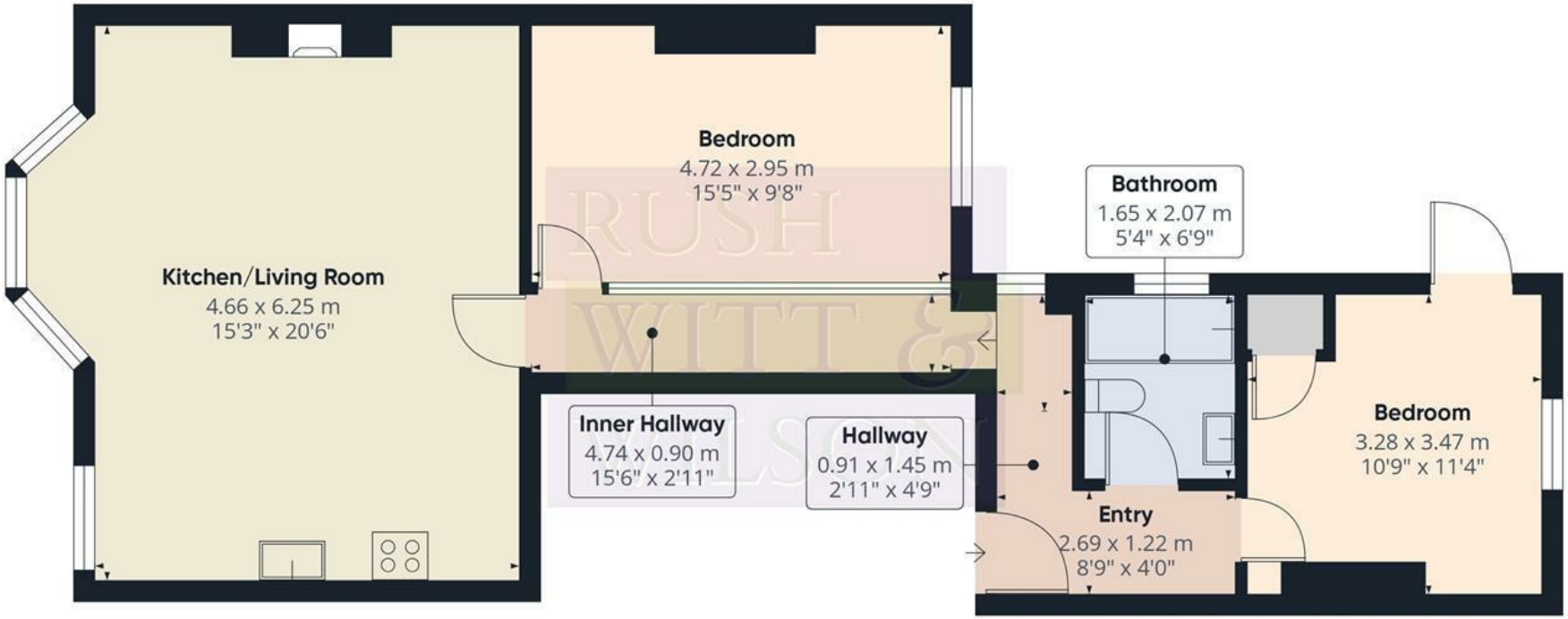

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**Approximate total area**(1)

67.5 m²

726 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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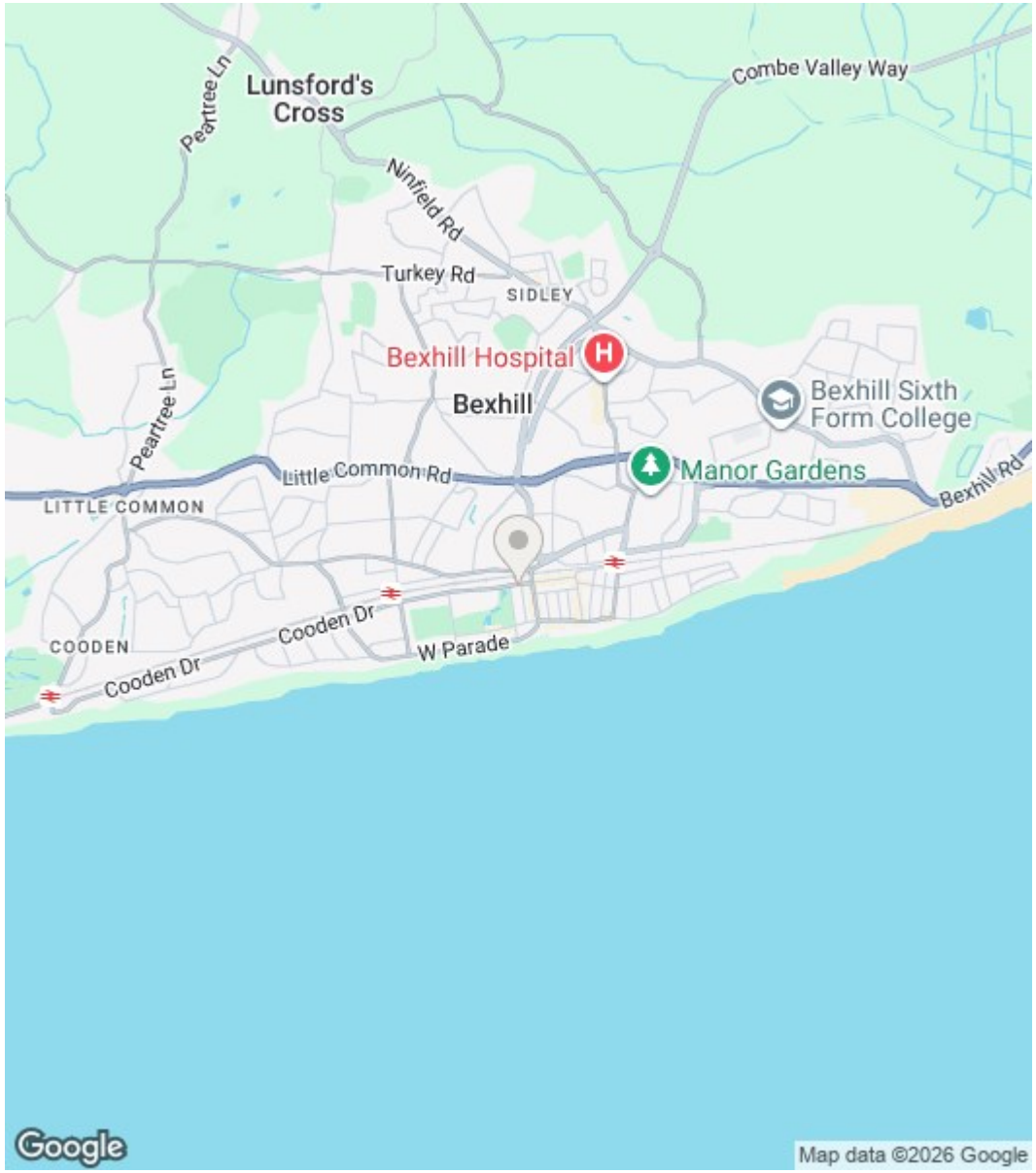


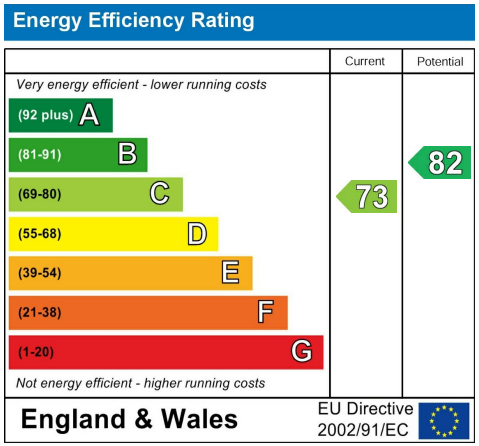


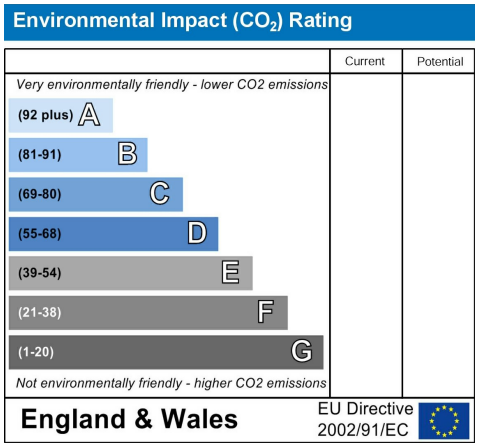


Council Tax Band - A

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

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3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

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