2 Motcombe Court Bedford Avenue, Bexhill-On-Sea, East Sussex TN40 1NQ
£269,950

A rare opportunity to acquire this stunning ground floor seafront apartment with direct sea views across the English Channel. Offering bright and spacious accommodation throughout, the property comprises three double bedrooms, large lounge/diner, fitted kitchen, bathroom and separate W.C. Other internal benefits include ample storage space and double glazed windows throughout. Ideally situated in this highly sought after iconic bloc on Bexhill seafront, viewing comes highly recommended by RWW Bexhill to appreciate this beautiful character apartment in this stunning location. NO ONWARD CHAIN and no pets allowed. Council Tax Band B.

Communal Entrance Hallway
Communal entrance door with Entryphone system leading to communal hallways, flat is located on the ground floor.

Private Hallway
Timber internal front door leading to hallway, storage cupboard with fitted shelving and storage cupboard above.

Lounge
17'6" x 12'2" (5.35 x 3.73)
Double glazed window to the front elevation with stunning sea views, freestanding electric radiator, ornamental feature fireplace, large open archway leading through to dining room.

Dining Room
13'10" x 10'1" (4.23 x 3.09)
Double aspect double glazed windows to the front and side elevations with stunning sea views, freestanding electric radiator, door leading through to kitchen.

Kitchen
Double glazed window to the side elevation with sea views, fitted kitchen with a range of matching wall and base level units with laminate straight edge worktop surfaces, space for freestanding cooker, worktop mounted electric hobs, space for freestanding fridge, space for freestanding freezer, plumbing space for washing machine, ceramic bowl and half sink with drainer and mixer tap, part tiled walls, services cupboard housing the electric meter and electric consumer unit, large storage/airing cupboard with slatted shelving, additional larder with fitted shelving. Door leading through to dining room and door leading through to hallway

Bedroom One
12'2" x 13'0" (3.73 x 3.98)
Double glazed window to the front elevation with stunning sea views, freestanding electric radiator, built in wardrobe with hanging space, shelving and storage cupboard above.

Bedroom Two
15'1" x 8'11" (4.62 x 2.74)
Double glazed window to the side elevation with stunning sea views, freestanding electric radiator, wall mounted wash hand basin, heated gold electric towel rail, large range of fitted wardrobes comprising a range of hanging space, shelving and storage cupboards above.

Bedroom Three
11'4" x 7'10" (3.47 x 2.40)
Double glazed window to the side elevation with stunning sea views, two fitted storage cupboards with shelving.

Bathroom
Obscured double glazed window to the side elevation, one wall mounted electric radiator, bathroom suite comprising pedestal mounted corner wash hand basin with hot and cold taps and tiled splashback, panelled enclosed bath with mixer tap and shower attachment, large built in storage cupboard with slatted shelving and storage cupboard above.

Separate WC
Obscured double glazed window to the side elevation, low level wc, wall mounted wash hand basin with tiled splashback.

Outside

Communal Gardens
Directly on the seafront

Lease and Maintenance
We have been advised that there is approximately 47 years on the lease and the cost of a new 150 year lease is approximately £30,000 and the service charge is approximately £3000. No pets allowed.

Agents Note
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

TOTAL APPROX. FLOOR AREA 1116 SQ.FT. (103.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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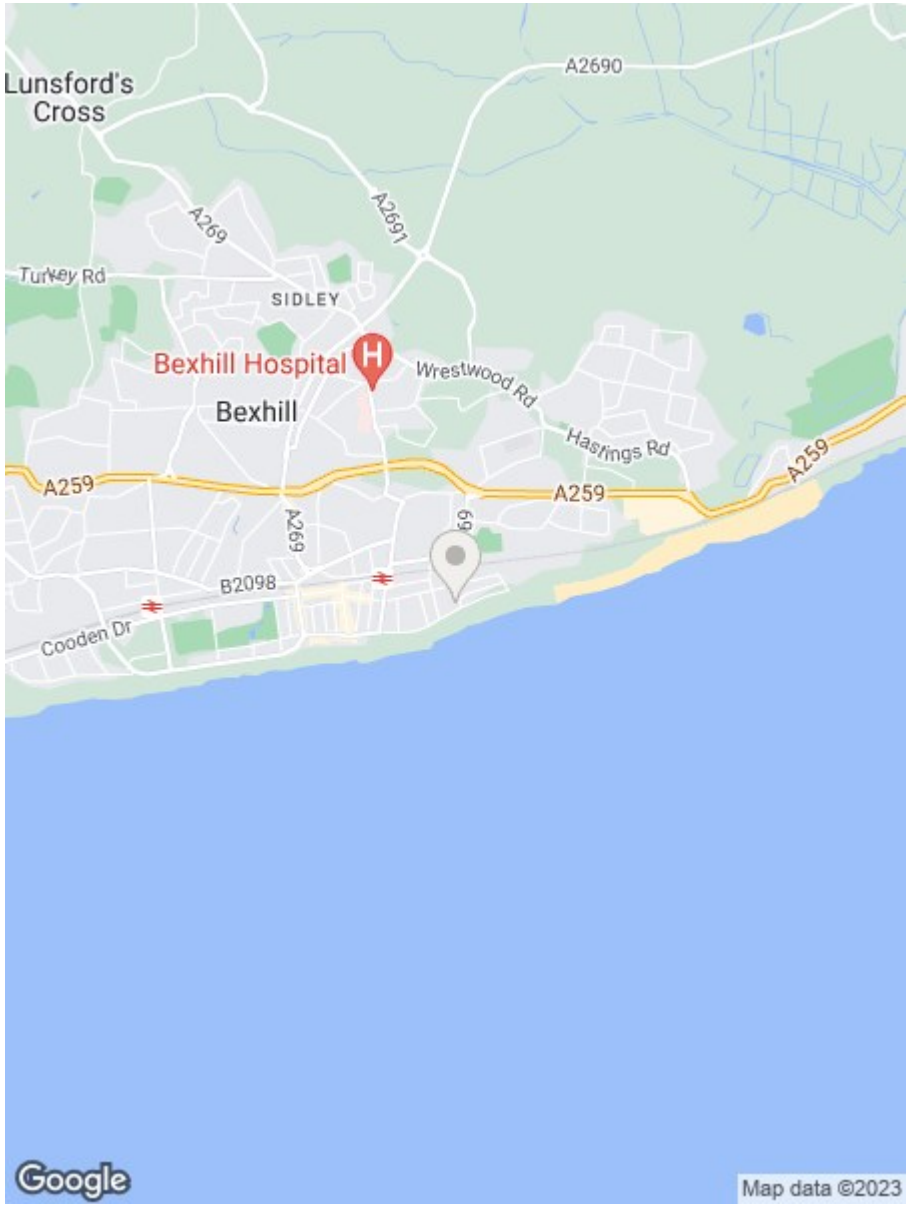

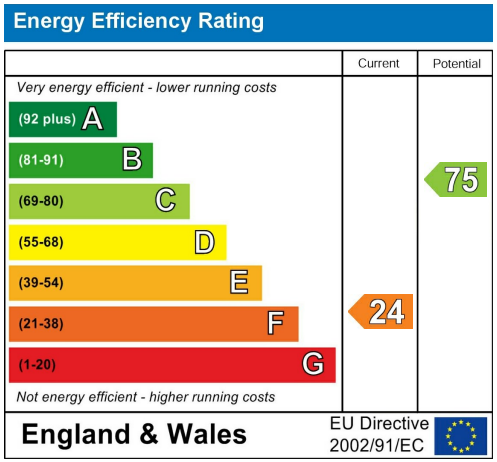

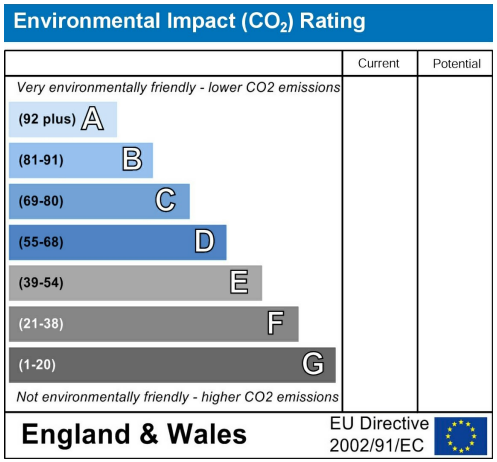

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