RUSH WITT & WILSON

26b Wickham Avenue, Bexhill-On-Sea, East Sussex TN39 3EN
£391,500

Rush Witt & Wilson are delighted to welcome to the market this large and impressive three bedroom maisonette with stunning views across Egerton Park towards the sea. The property has been recently renovated throughout to a very high quality finish and specification and is exceptionally well presented throughout. Offering bright and spacious accommodation throughout and benefiting from its own private entrance, the property comprises an entrance lobby, large 32ft open-plan lounge/diner with modern inset wood burning stove, newly fitted modern fitted kitchen, modern fitted shower room, three large double bedrooms, a converted loft room and a separate WC. Other internal benefits include modern gas central heating to new radiators, new double glazing, full re-wire and new carpets and floor coverings throughout the property. Ideally located in this sought after location opposite the picturesque Egerton Park and within close walking distance to Bexhill town centre, main line rail station and seafront. Early internal inspection is highly recommended to appreciate this deceptively spacious property in this popular location. Tax Band B

Private Entrance
With a new composite front door with obscured glass panelled side lights leading to:

Ground Floor Lobby
Radiator, storage space for prams, buggies etc. Stairs leading up to first floor. On the stairwell there is a side aspect obscured double glazed window and recessed ceiling spotlights, bespoke joinery fitted storage cupboard.

First Floor Landing
Radiator, internal double glazed window looking through from the hallway to the kitchen, stairs leading to second floor.

Off the first floor landing there is a large storage/services cupboard which has front aspect double glazed windows, roll top work surface with space for tumble dryer, modern electric consumer unit and electric meter.

Kitchen
12'6" x 10'6" (3.82m x 3.21m)
Double glazed window to the rear elevation, radiator, brand new modern fitted kitchen with a range of matching wall and base level units with laminate roll edge worktop surfaces, plumbing space for washing machine, composite bowl and half sink with drainer and mixer tap, integrated electric double oven and grill, worktop mounted gas hob with large fitted extractor hood above, integrated dishwasher, breakfast bar, integrated larder style fridge, recessed ceiling spotlights, part tiled/part panelled walls.

Reception Room
32'4" to centre of bay x 13'0" (9.88m to centre of bay x 3.97m)
Large open-plan lounge/diner with double aspect double glazed window to the rear aspect, feature front aspect double glazed bay window with stunning views across Egerton Park, the pond and partial sea views. Two radiators, inset modern wood burning stove, feature inset wood storage space, recessed ceiling spotlights.

First Floor Shower Room
Front aspect obscured double glazed window, wall mounted heated chrome towel rail. White bathroom suite comprising low level w.c., vanity unit with hand wash basin and mixer tap with storage cupboard beneath, walk-in shower cubicle with glass doors, wall mounted thermostat control shower attachment and shower controls, part tiled walls, recessed ceiling spotlights, extractor fan and vinyl flooring.

Second Floor
Stairs leading to second floor with side aspect obscured double glazed window.

Second Floor Landing
Doors with access to second floor rooms.

Separate WC
Low level w.c., extractor fan, vanity unit with hand wash basin and mixer tap, extractor fan.

Bedroom One
20'1" narrowing to 16'9" x 13'5" (6.14m narrowing to 5.12m x 4.11m)
Front aspect double glazed window with stunning views over Egerton Park, Egerton Park pond and partial sea views, bespoke fitted joinery wardrobes all with a range of hanging space and shelving, freestanding roll-top claw-footed bath with mixer tap and shower attachment, radiator, recessed ceiling spotlights.

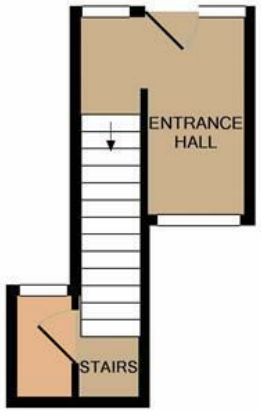
Bedroom Two
13'1" x 13'1" (4.01m x 4m)
Rear aspect double glazed window and rear aspect double glazed velux window, radiator, access to loft with pull down loft hatch, folding loft ladder giving access to loft which is partially boarded, recessed ceiling spotlights.

Converted Loft Room
10'6"x 10'10" (3.22x 3.32)
Light and power.

Bedroom Three
10'11" x 10'5" (3.33m x 3.18m)
Rear aspect double glazed window, radiator and recessed ceiling spotlights.

Maintenance Details
We have been advised by the vendors that there is 956 years remaining on the Lease, the ground rent is £20 per annum and the maintenance is £450 per annum.

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.



GROUND FLOOR
APPROX. FLOOR
AREA 108 SQ.FT.
(10.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1319 SQ.FT. (122.5 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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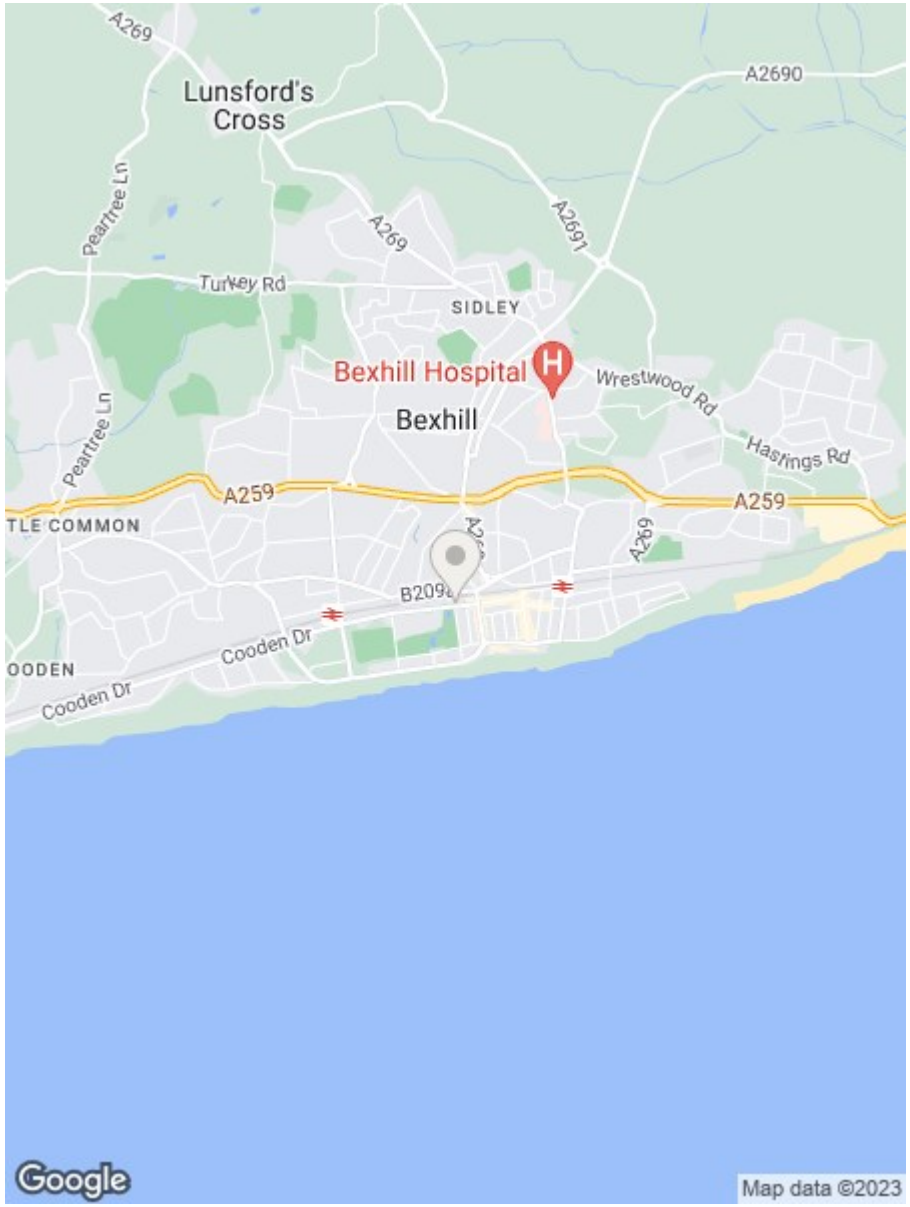
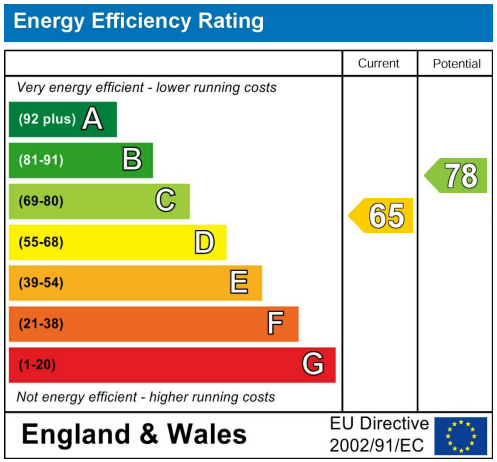
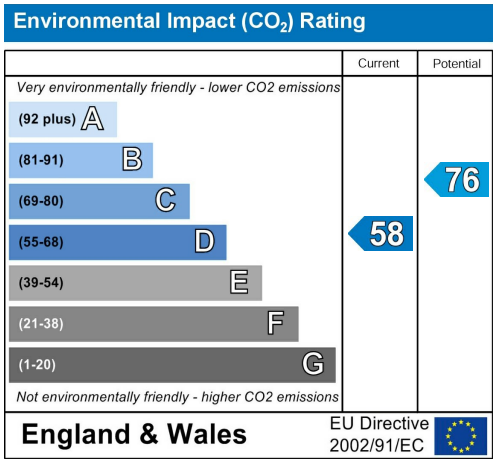
1ST FLOOR
APPROX. FLOOR
AREA 627 SQ.FT.
(58.2 SQ.M.)

2ND FLOOR
APPROX. FLOOR
AREA 584 SQ.FT.
(54.3 SQ.M.)







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