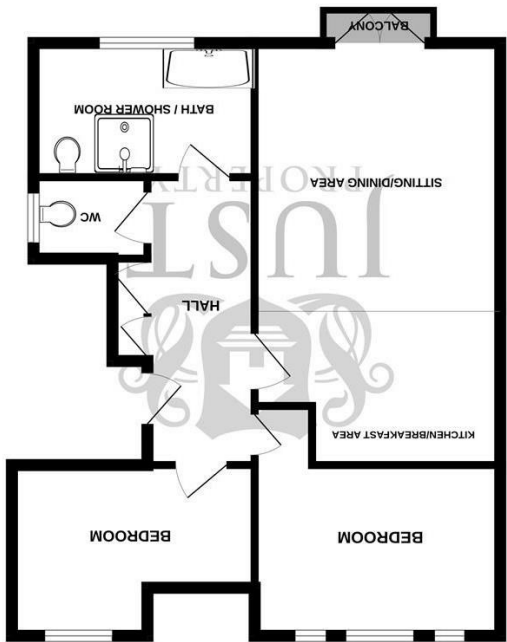




England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Potential
	Very energy efficient - lower running costs	
A	(92 plus)	
	B	(81-91)
	C	(69-80)
	D	(55-68)
	E	(39-54)
F		(21-38)
	G	(1-20)
	Not energy efficient - higher running costs	

While every attempt has been made to ensure the accuracy of the drawings contained here, measurements are approximate. The drawings are not intended to be used as a basis for any legal proceedings. The drawings, fixtures and appliances shown have not been tested and no guarantee is given. As to the condition of the property, the drawings are not intended to be used as a basis for any legal proceedings. The drawings, fixtures and appliances shown have not been tested and no guarantee is given.



TOP FLOOR FLAT



Flat 3 53 Wickham Avenue, Bexhill-On-Sea, TN39 3ES

## FLOORPLANS

www.justproperty.net



2 Bedrooms 1 Receptions 1 Bathrooms sq ft

Leasehold - Share of Freehold

£225,000

Flat 3 53 Wickham Avenue, Bexhill-On-Sea, TN39 3ES







Leasehold - Share of Freehold

£225,000

2 Bedrooms

1 Receptions

1 Bathrooms

sq ft

## PROPERTY DETAILS

Located within the desirable area of Wickham Avenue, Bexhill-On-Sea, this delightful top floor flat offers a perfect blend of comfort and convenience. With its prime location, residents will find themselves just a stone's throw away from the vibrant town centre, making it an ideal choice for those who appreciate easy access to local amenities, shops, and eateries.

The flat boasts an inviting open plan living space, which creates a warm and welcoming atmosphere, perfect for both relaxation and entertaining. The well-designed layout features two spacious bedrooms, providing ample room for rest and privacy. The bath / shower room is thoughtfully appointed, ensuring that all your daily needs are met with ease.

One of the standout features of this property is the share of freehold, which offers a sense of security and stability for future homeowners. This flat is not only a wonderful place to live but also an excellent investment opportunity in a sought-after area.

Whether you are a first-time buyer, a small family, or looking to downsize, this property presents a fantastic opportunity to enjoy the coastal lifestyle that Bexhill-On-Sea has to offer. With its combination of modern living and a prime location, this flat is sure to attract interest. Do not miss the chance to make this lovely home your own.

Call Just Property on 012424 444 100 to arrange access for a viewing.

Council Tax Band - A



## ROOM DIMENSIONS

Top Floor Flat

Flat Front Door

Entrance Hallway

Storage In Hall

Bedroom

9'2" x 8'11" (2.803 x 2.731)

Bedroom

12'7" x 12'4" (3.856 x 3.761)

Open Plan Kitchen / Lounge With Juliette Balcony

21'1" x 12'7" (6.449 x 3.837)

Bath / Shower Room With W.C

10'2" x 4'6" (3.107 x 1.372)

Separate W.C With Space For White Goods

## FEATURES

- Two Bedroom Top Floor Flat
- Conveniently Located Within A Central Location
- Recently Refurbished To A High Standard
- Comes With 1/3 Of A Share Of Freehold
- Boasting A Juliette Balcony From The Lounge
- Close To Transport Links And Amenities
- Remainder Of A 999 Year Lease
- Two Toilets In Total
- Bright And Airy Throughout
- Call Just Property To Arrange Access

