



**Wickham Avenue  
Bexhill-On-Sea, TN39 3ES**

**£250,000 Leasehold**

**Wyatt  
Hughes**  
Residential Sales

## Wickham Avenue, Bexhill-On-Sea, TN39 3ES

A bright and beautifully presented three-bedroom first floor apartment, offering generous accommodation of approximately 838 sq ft, positioned in a sought-after residential location on Wickham Avenue.

This stylish home combines character proportions with contemporary finishes, creating a ready-to-move-into property perfectly suited to families, downsizers or those seeking spacious coastal living.

The heart of the home is the impressive kitchen/dining room measuring over 15ft, featuring a sleek modern design with clean white cabinetry, integrated appliances and a central island breakfast bar — ideal for entertaining, casual dining or morning coffee. Large windows flood the space with natural light, enhancing the fresh and airy feel throughout.

The living room is equally appealing, extending over 16ft with an attractive bay window that provides excellent natural light and a sense of space.

Additionally there is access to a loft, which could be used for storage or as a development opportunity(subject to planning).

There are three well-proportioned bedrooms, including a generous principal bedroom with bay window, a further comfortable double and a versatile third bedroom which could equally serve as a home office or nursery. The bathroom is well appointed and centrally positioned.

Situated within easy reach of Bexhill town centre, local schools, amenities and the seafront, Wickham Avenue remains a popular and convenient location.

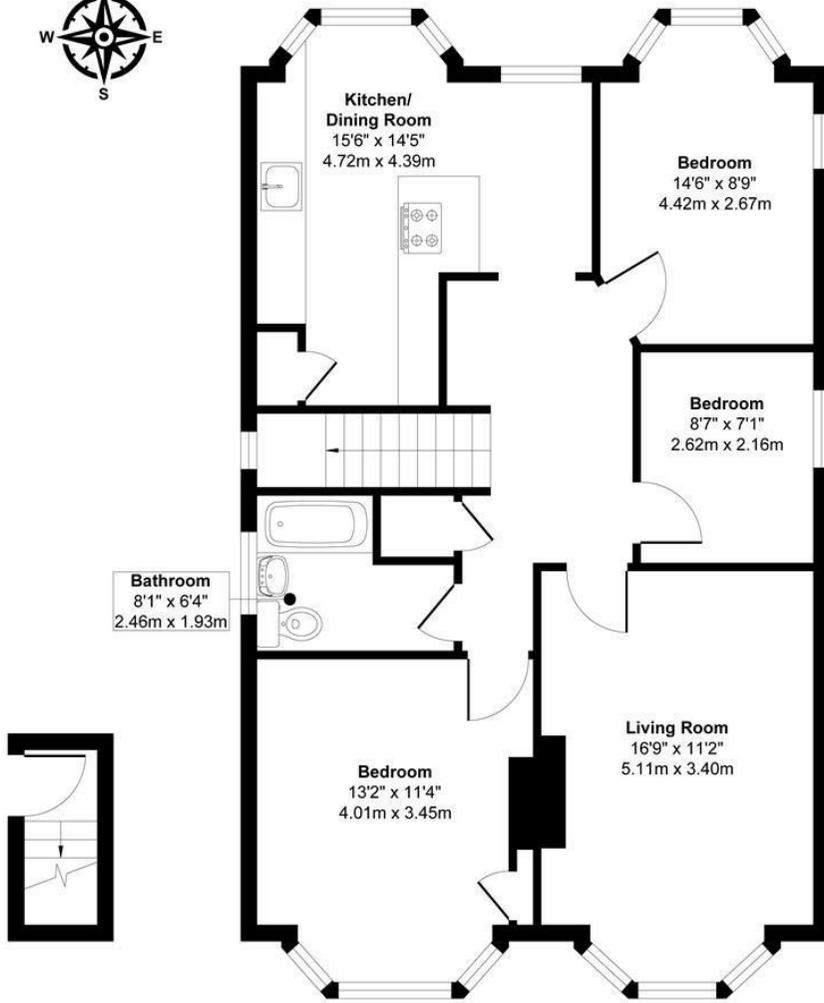
A spacious and stylish apartment offering fantastic versatility in a desirable setting

- THREE BEDROOM FIRST FLOOR APARTMENT
- EPC D
- £25 GROUND RENT
- POPULAR WICKHAM AVENUE LOCATION CLOSE TO TOWN & SEAFRONT
- BRIGHT AND WELL-PRESENTED THROUGHOUT
- IMPRESSIVE 15FT KITCHEN/DINING ROOM WITH ISLAND
- LEASEHOLD WITH 99 YEAR LEASE FROM 2022
- 50% CONTRIBUTION AS AND WHEN TO SERVICE CHARGE WITH £205.60 BUILDING INSURANCE
- OFFERED CHAIN FREE
- COUNCIL TAX A



# Wickham Av

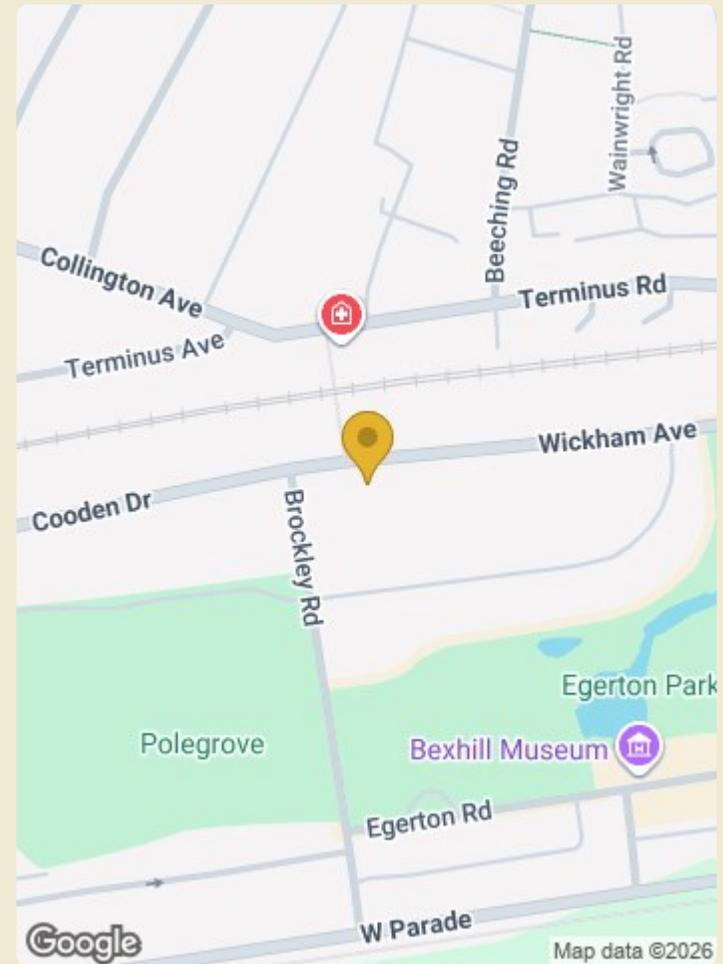
Approximate Gross Internal Floor Area  
838 sq. ft / 77.85 sq. m



GROUND FLOOR

FIRST FLOOR

Produced By Picpreview.co.uk Ltd.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>74</b>	<b>England &amp; Wales</b>
		<b>56</b>	EU Directive 2002/91/EC

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

18 Grand Parade, Hastings, East Sussex, TN37 6DN

Tel: 01424 423110

Email: sales@wyatthughes.co.uk

www.wyatthughes.co.uk

