



OAKFIELD



Bedford Avenue, Bexhill-On-Sea, TN40 1NJ

Price Guide £420,000



## Bedford Avenue, Bexhill-On-Sea, TN40 1NJ

A bright and spacious two-bedroom first floor apartment with a generous south-facing balcony directly overlooking the promenade and sea.

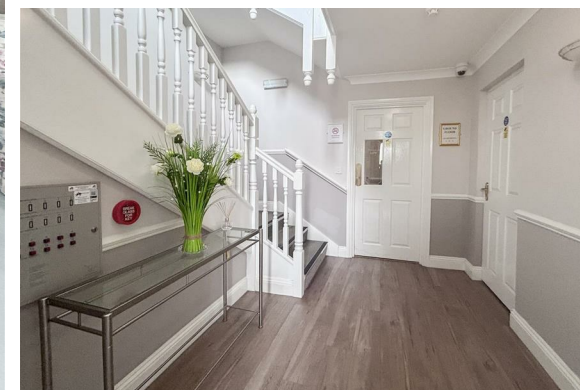
Built in 2002, the property forms part of a well-maintained development with lift access to all floors and benefits from secure underground allocated parking.

The apartment is beautifully presented throughout and offers double glazing and gas central heating. The impressive dual-aspect living/dining room is filled with natural light and features doors opening onto the sea-facing balcony, enjoying stunning panoramic views across the promenade and coastline.

There are two well-proportioned double bedrooms, including a principal bedroom with fitted wardrobes and en-suite shower room. A separate modern bathroom serves the second bedroom. The fitted kitchen offers a range of base and wall units, integrated oven, hob and extractor, fridge/freezer, and ample worktop space.

Further benefits include, Secure underground allocated parking space, Door entry phone system.

Ideally situated adjacent to the seafront, the property is within a short, level walk of Bexhill town centre, offering a wide range of shops, supermarkets, cafés and restaurants, as well as the mainline railway station with direct services to London Victoria. The iconic De La Warr Pavilion is also within easy reach.





### Living/Dining Room

19'0" x 16'6" (5.79m x 5.03m )

### Kitchen

12'4" x 7'0" (3.76m x 2.13m)

### Bedroom One

15'9" x 11'3" (4.80m x 3.43m)

### Bedroom Two

17'9" x 9'3" (5.41m x 2.82m)



### Ensuite

### Bathroom

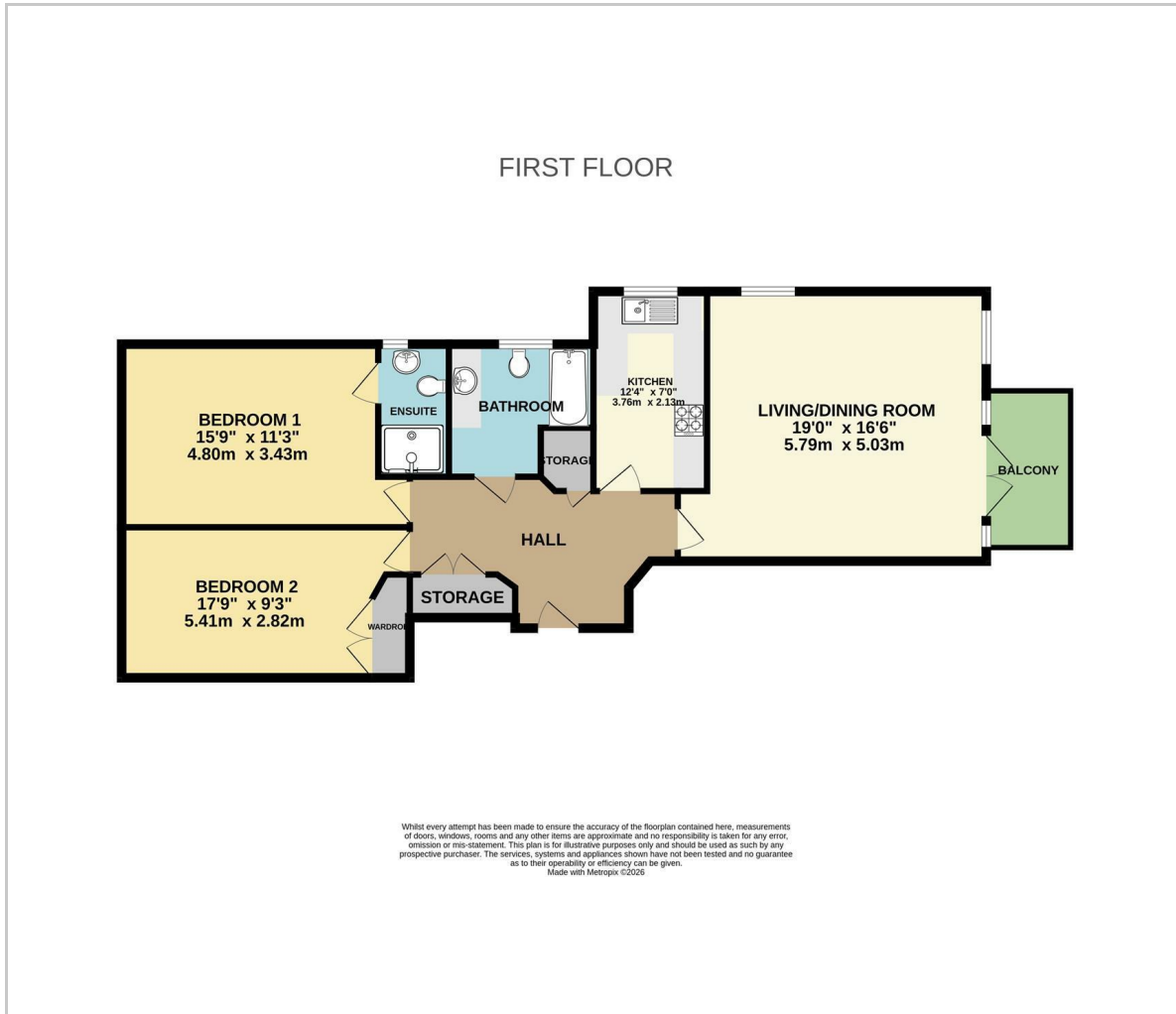
**Council Tax Band C - £2,400.84 Per Annum**

### Lease Info

The seller advises that the property is offered as share of freehold and has approximately 976 years remaining on the lease and the service charge is approximately £3,022 per annum. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.



## Floor Plan



## Viewing

Please contact us on 01424 224700 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

