



OAKFIELD



Wickham Avenue, Bexhill-On-Sea TN39 3EN

Offers In Excess Of £254,950



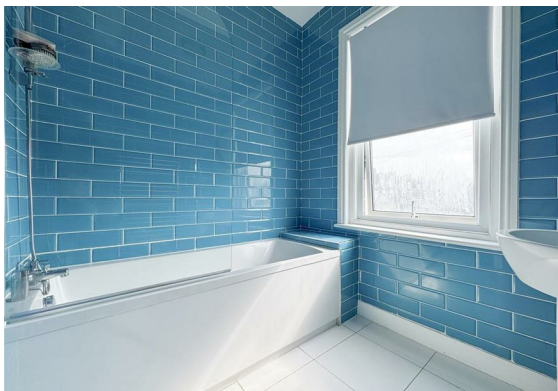
## Wickham Avenue, Bexhill-On-Sea TN39 3EN

This charming 3-bedroom split-level maisonette is ideally located within walking distance to local amenities, the sea, and Bexhill train station, making it a perfect home for those seeking both convenience and comfort. The property boasts direct views over the beautiful Egerton Park and retains its original period features, adding character and charm throughout.

Accommodation includes a spacious bay-fronted lounge, kitchen/breakfast room, three well-proportioned bedrooms, a family bathroom, and two separate cloakrooms with sinks, providing excellent functionality and space for modern living.

Further benefits include double glazing, gas central heating, and the added advantage of being sold with a share of the Freehold and no onward chain, making it an ideal choice for those looking for a hassle-free purchase.

This delightful maisonette is a true gem, combining period features with modern comforts and a fantastic location. Early viewing is highly recommended.





### Lounge

16'2 x 12'11 (4.93m x 3.94m)

### Kitchen

12'0 x 10'4 (3.66m x 3.15m)

### Sitting/Dining Room

15'0 x 12'11 (4.57m x 3.94m)

### Bedroom 1

15'0 x 13'1 (4.57m x 3.99m)

### Dressing Room

6'11 x 5'0 (2.11m x 1.52m)

### Bedroom 2

15'0 x 10'4 (4.57m x 3.15m)

### Bedroom 3

10'10 x 10'4 (3.30m x 3.15m)

### Bathroom

6'7 x 5'9 (2.01m x 1.75m)

**Council Tax Band - B £1,897 per annum**

### Lease Information

The seller advises that the property is offered as share of freehold and has approximately 990 years beginning on and including 23 July 2010 remaining on the lease. Maintenance is as and when. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitors 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.

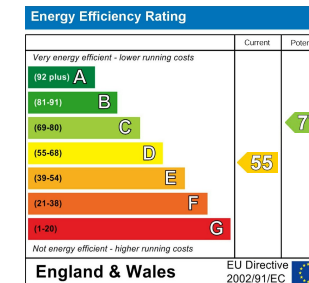
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## Area Map



## Energy Efficiency Graph



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