



OAKFIELD



MOTCOMBE  
COURT

Bedford Avenue, Bexhill-On-Sea TN40 1NQ

Guide Price £250,000



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

Motcombe Court is a substantial Art deco apartment block directly overlooking Bexhill sea front. This charming second floor flat is ideally situated within easy walking distance of both Bexhill town centre and De La Warr Pavillion.

The property boasts a generously sized lounge and dining room, perfectly positioned to take in the sweeping views of the sea. Its large windows flood the room with natural light, creating a bright and welcoming atmosphere.

This space serves as the heart of the home, ideal for both relaxing and entertaining.

The flat features two double bedrooms, both spacious and well-proportioned, providing comfortable living for a small family or a couple seeking extra space.

The bathroom includes a separate WC for added convenience.

A well-equipped, fitted kitchen completes the layout, providing ample storage and workspace. While the flat is perfectly livable, it offers the opportunity for someone to refresh and modernize the interiors to match the stunning seafront location.

With its enviable position on Bexhill's coastline, Motcombe Court is an exciting opportunity to create a beautiful home with one of the most sought-after views in the area.





### Lounge

17'6 x 12'5 (5.33m x 3.78m)

### Dining Room

13'9 x 10'0 (4.19m x 3.05m)

### Kitchen

13'2 x 7'0 (4.01m x 2.13m)

### Bedroom 1

15'3 x 11'3 (4.65m x 3.43m)

### Bedroom 2

12'2 x 8'4 (3.71m x 2.54m)

### Bathroom

8'9 x 5'5 (2.67m x 1.65m)

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

### Lease Information

The seller advises that the property is offered as leasehold and has approximately 93 years remaining on the lease. The service charge is approximately £2,600 per annum. The ground rent is approximately £30 per annum. 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

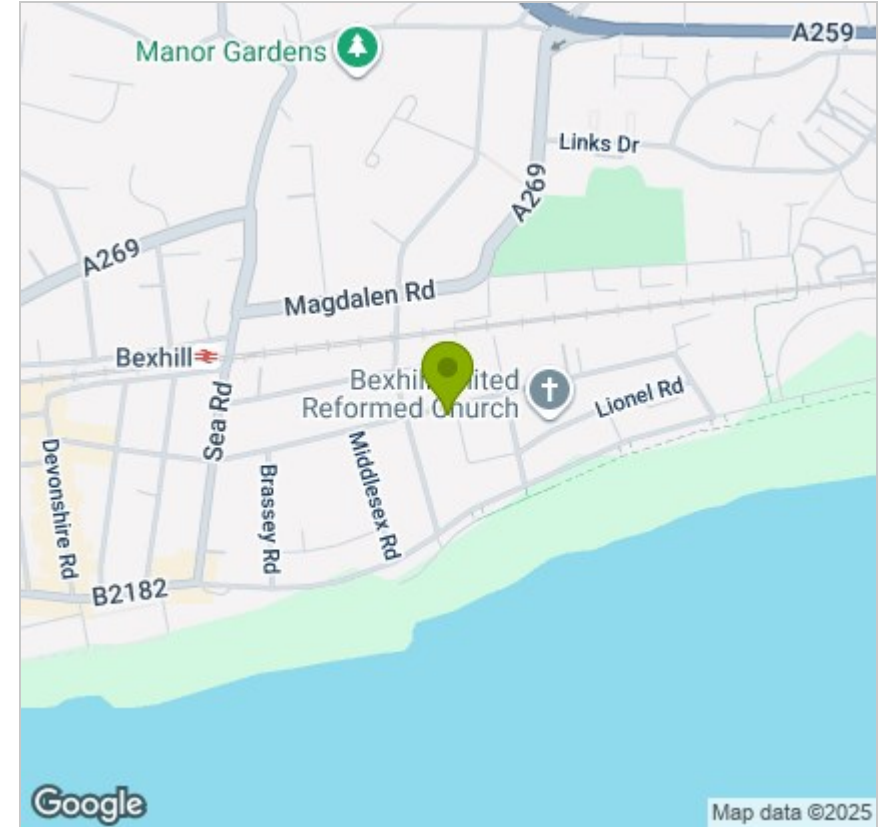


## Viewing

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

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

