



Bedford Avenue
Bexhill-On-Sea, TN40 1NQ

£189,950 Leasehold

Wyatt
Hughes
Residential Sales

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

Set within an iconic Art Deco building, this stylish two-bedroom first-floor home in Motcombe Court offers a fantastic seafront location with everything Bexhill has to offer just moments away. With its clean lines, bold architecture, and a setting that blends classic design with coastal living, this is a home that stands out for all the right reasons.

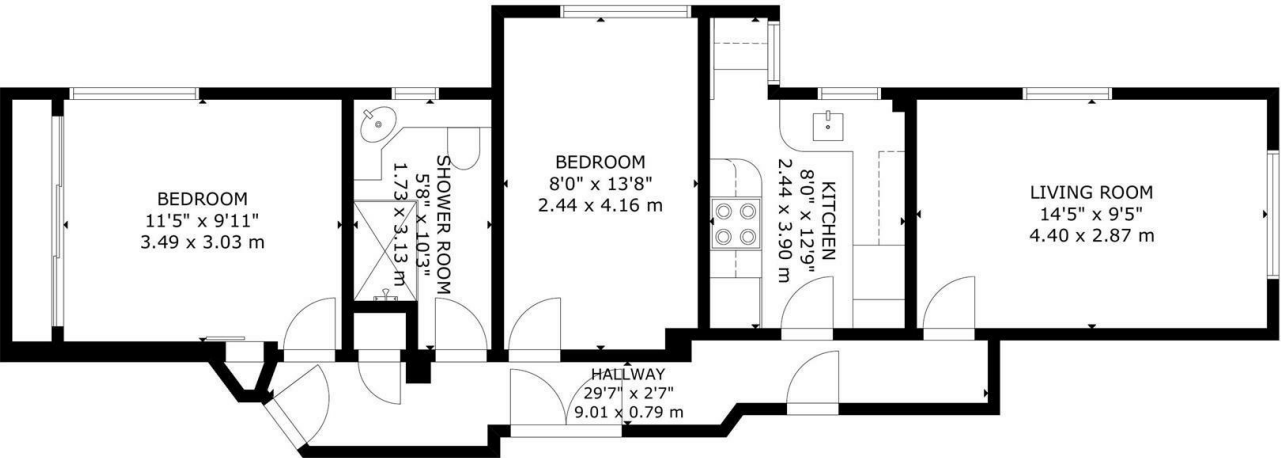
The layout is well-planned, offering a bright and airy feel throughout. The living space is generous, with large windows letting in plenty of natural light and providing a relaxing space to unwind. The kitchen is neatly designed, offering everything needed for day-to-day living, while the two bedrooms provide comfortable and versatile accommodation. The modern shower room features a sleek walk-in shower, adding a contemporary touch.

Location is a huge highlight here. Positioned right by the seafront, stunning coastal walks are on the doorstep, perfect for enjoying fresh sea air and ever-changing views. Bexhill Town Centre is just a short distance away, offering a great mix of independent shops, cafés, and restaurants, along with excellent transport links. The famous De La Warr Pavilion is close by, adding a cultural landmark to this already desirable location.

This home is ideal for those looking for stylish coastal living in a well-regarded building with a unique architectural heritage. Whether it's for a permanent move, a seaside retreat, or a smart investment, this property ticks all the boxes.

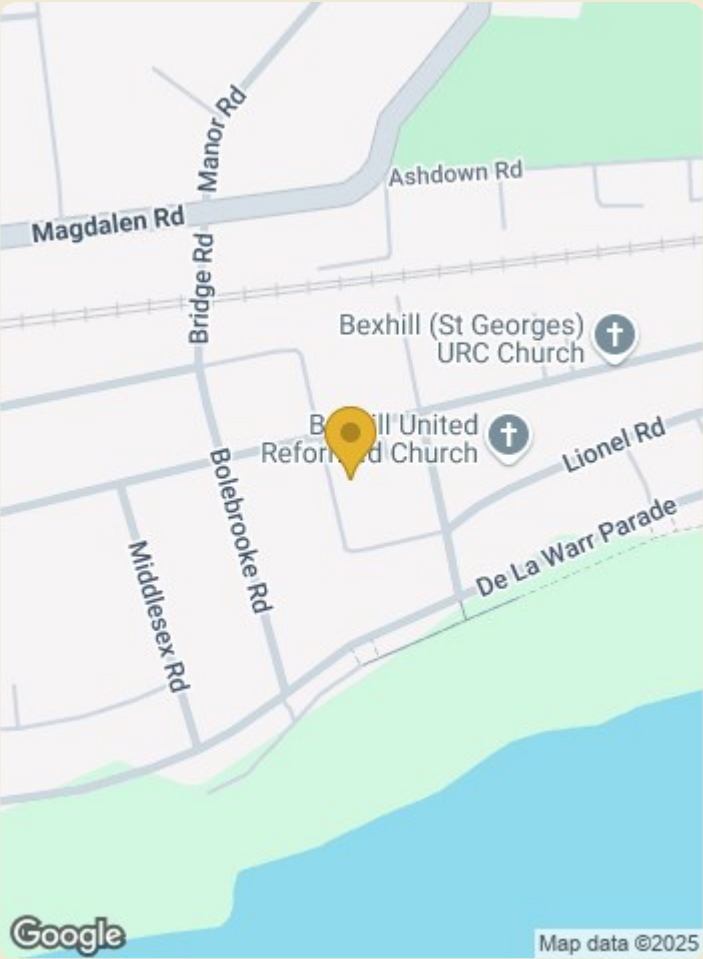
- EPC C
- LEASEHOLD WITH 125 YEAR LEASE FROM 1992
- APPROX £2,000PA SERVICE CHARGE
- CHAIN FREE
- SEAFRONT LOCATION
- COUNCIL TAX B
- £200 GROUND RENT PA
- TWO BEDROOMS
- ART DECO BUILDING
- FIRST FLOOR FLAT WITH PASSENGER LIFT





FLOOR 1

GROSS INTERNAL AREA
TOTAL: 60 m²/646 sq ft
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SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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

