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Local Expertise Global Coverage

Address

Penthouse Apartment:
17 Trafalgar House,
22 Bedford Avenue
TN40 1NJ

Tenure

Share of
Freehold

Offers in Excess of

£475,000



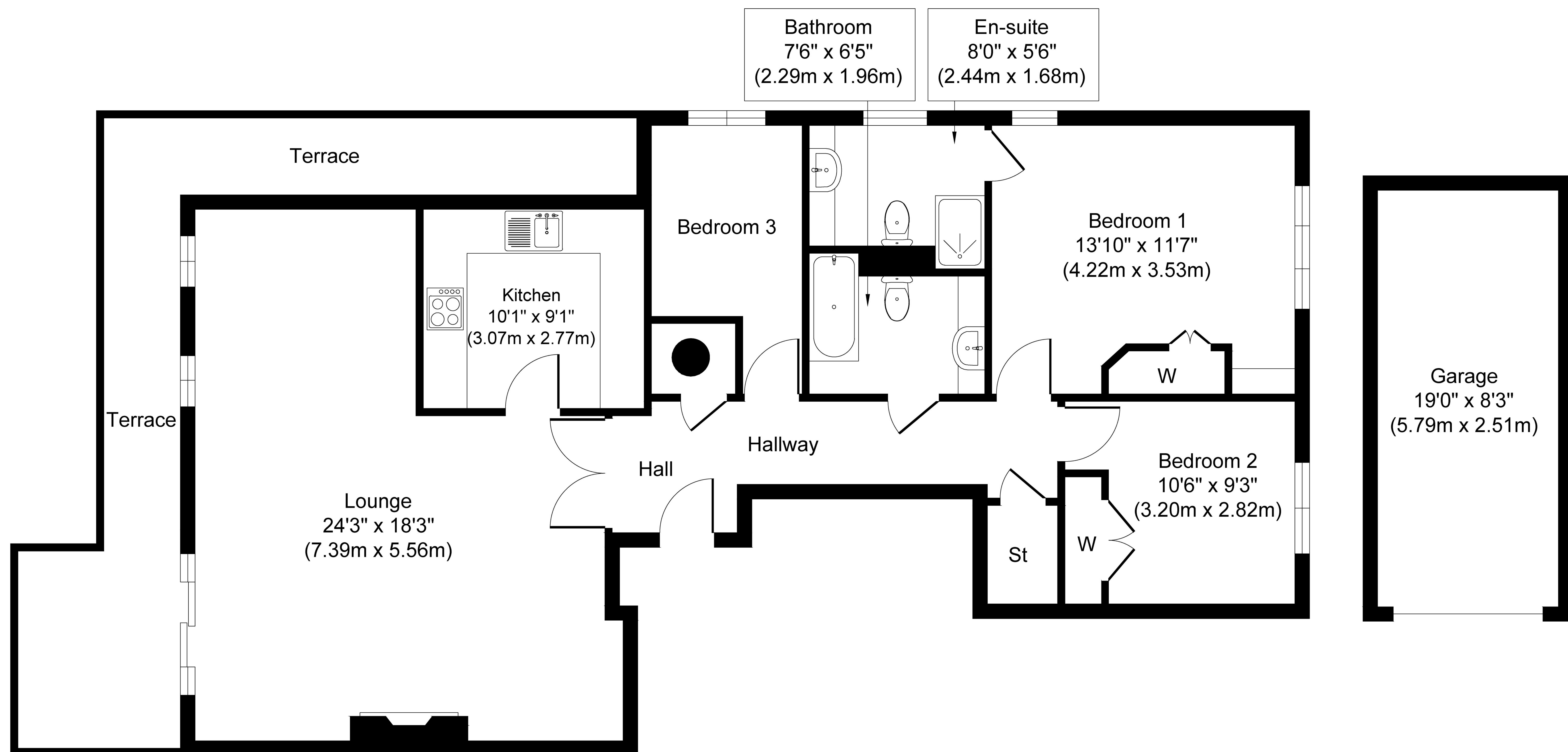


FEATURES

- Rarely available and probably the finest, three bedroom Penthouse apartment on the seafront, 1056 Sq Ft
- Share of Freehold
- Impressive wrap around, south and south Westerly facing sun terrace with spectacular sea views
- Three spacious bedrooms, with master bathroom plus en-suite to master bedroom

- Passenger lift to all floors
- Private car garage
- Video tours available on request
- Immaculately presented throughout, no chain





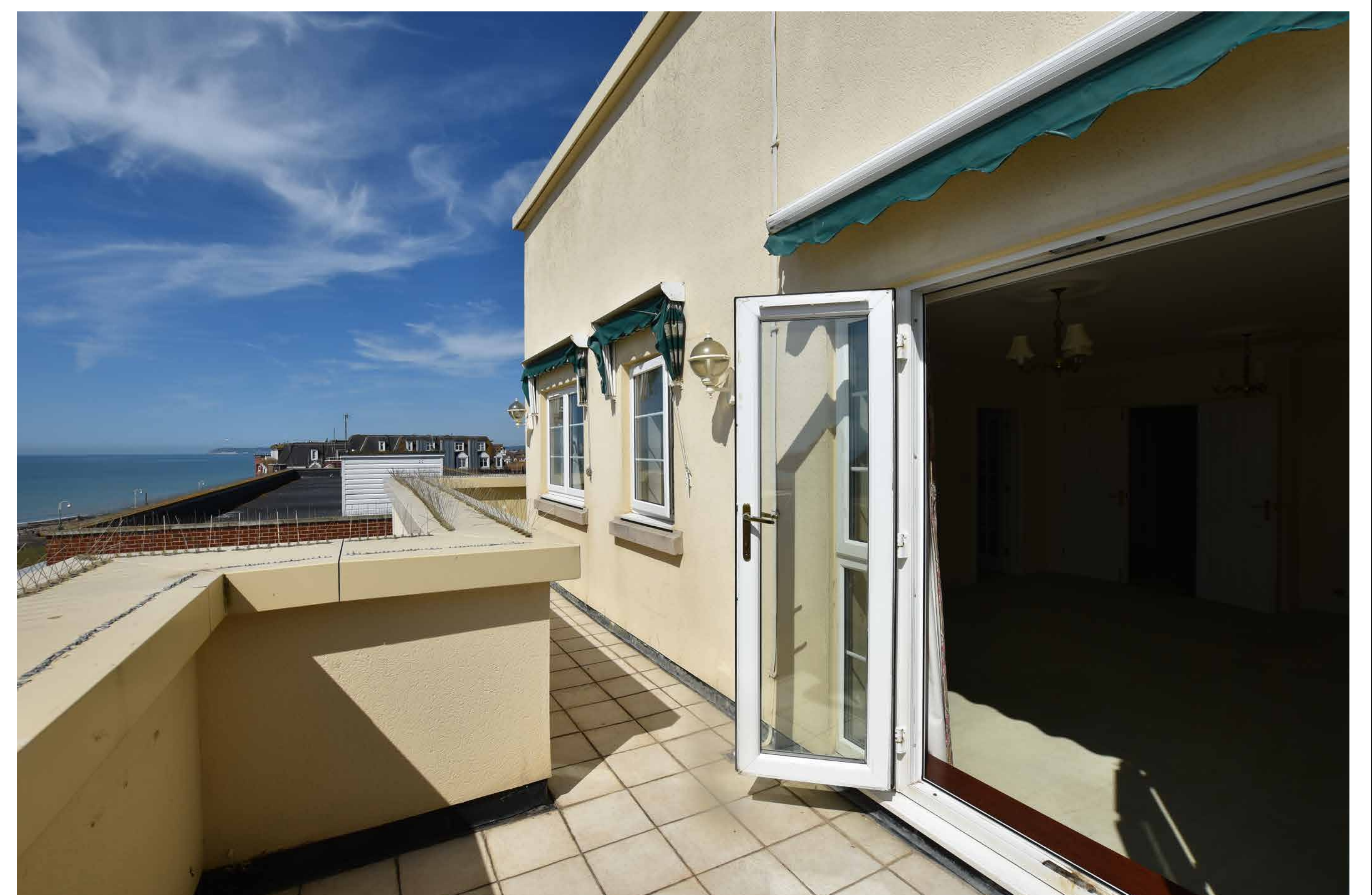
Approximate Floor Area
1056 sq. ft
(98.09 sq. m)

Garage
Approximate Floor Area
157 sq. ft
(14.56 sq. m)

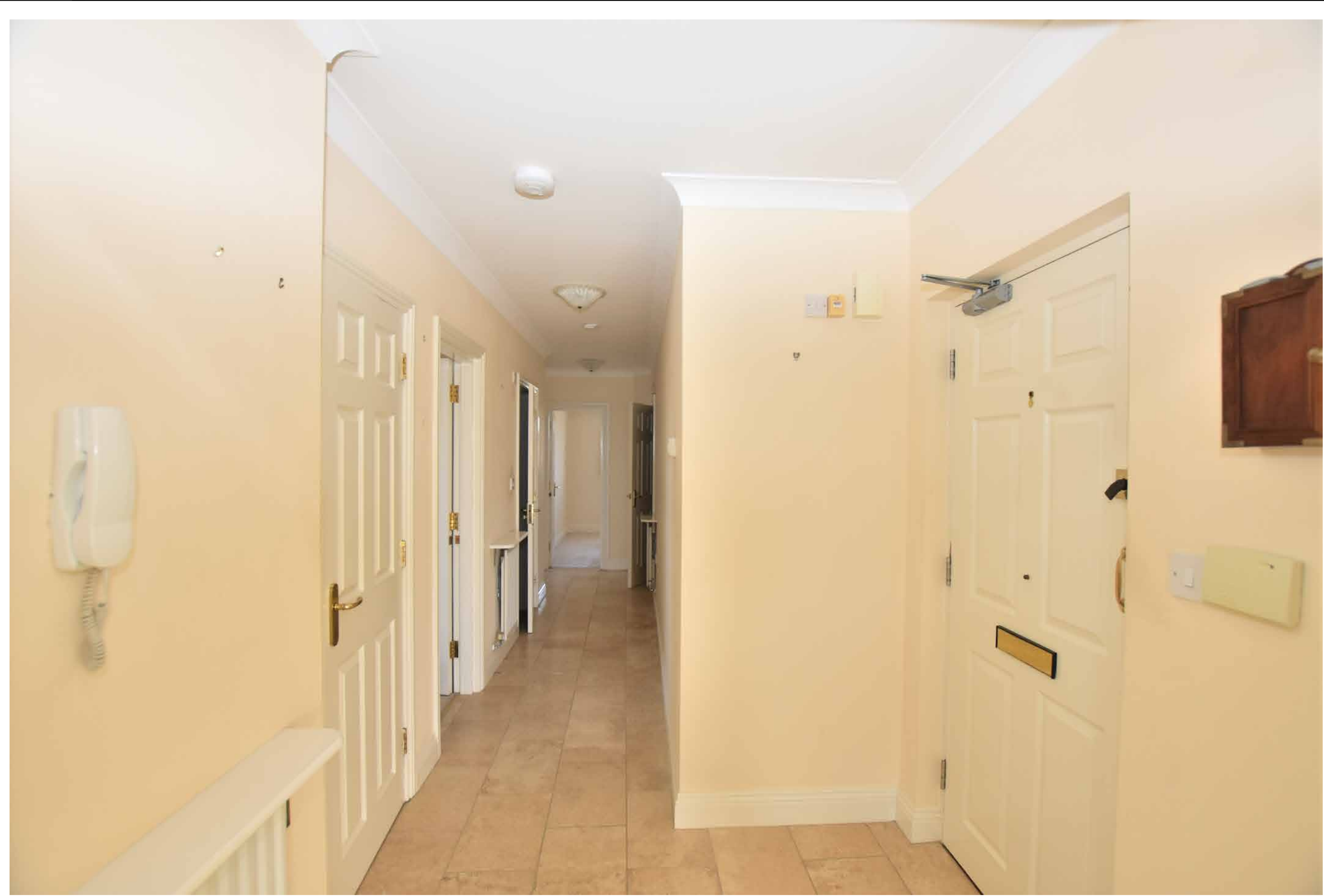
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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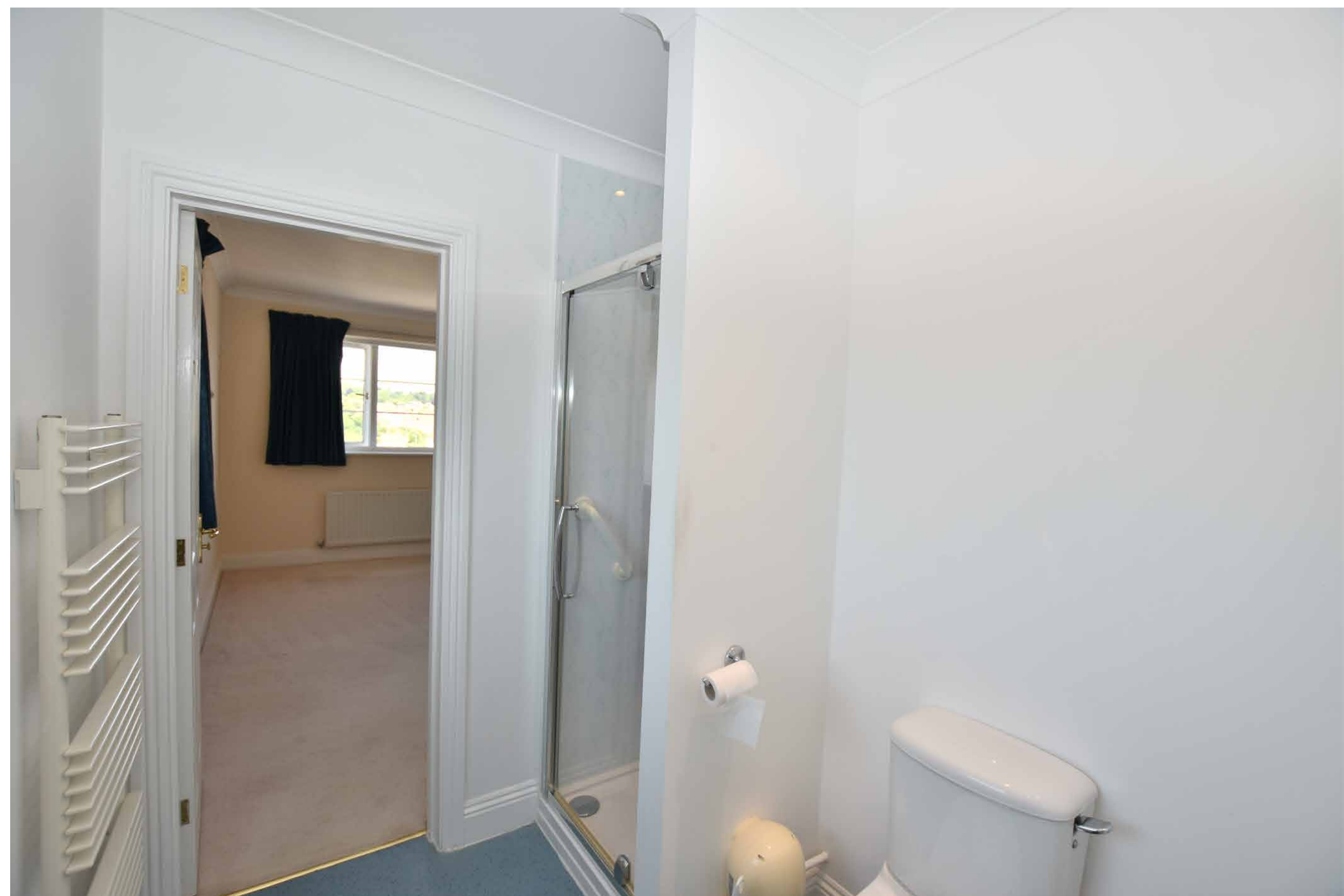


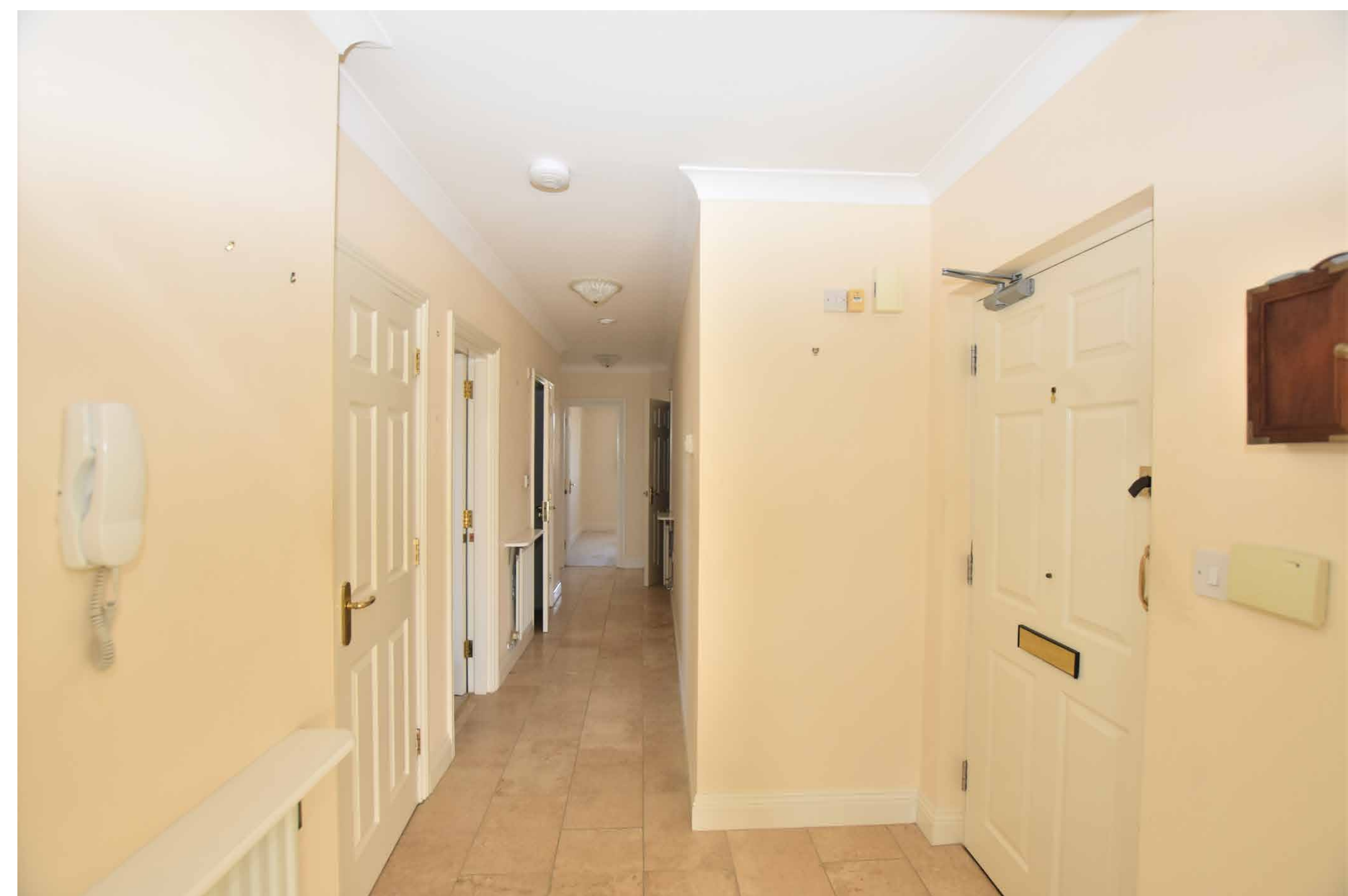


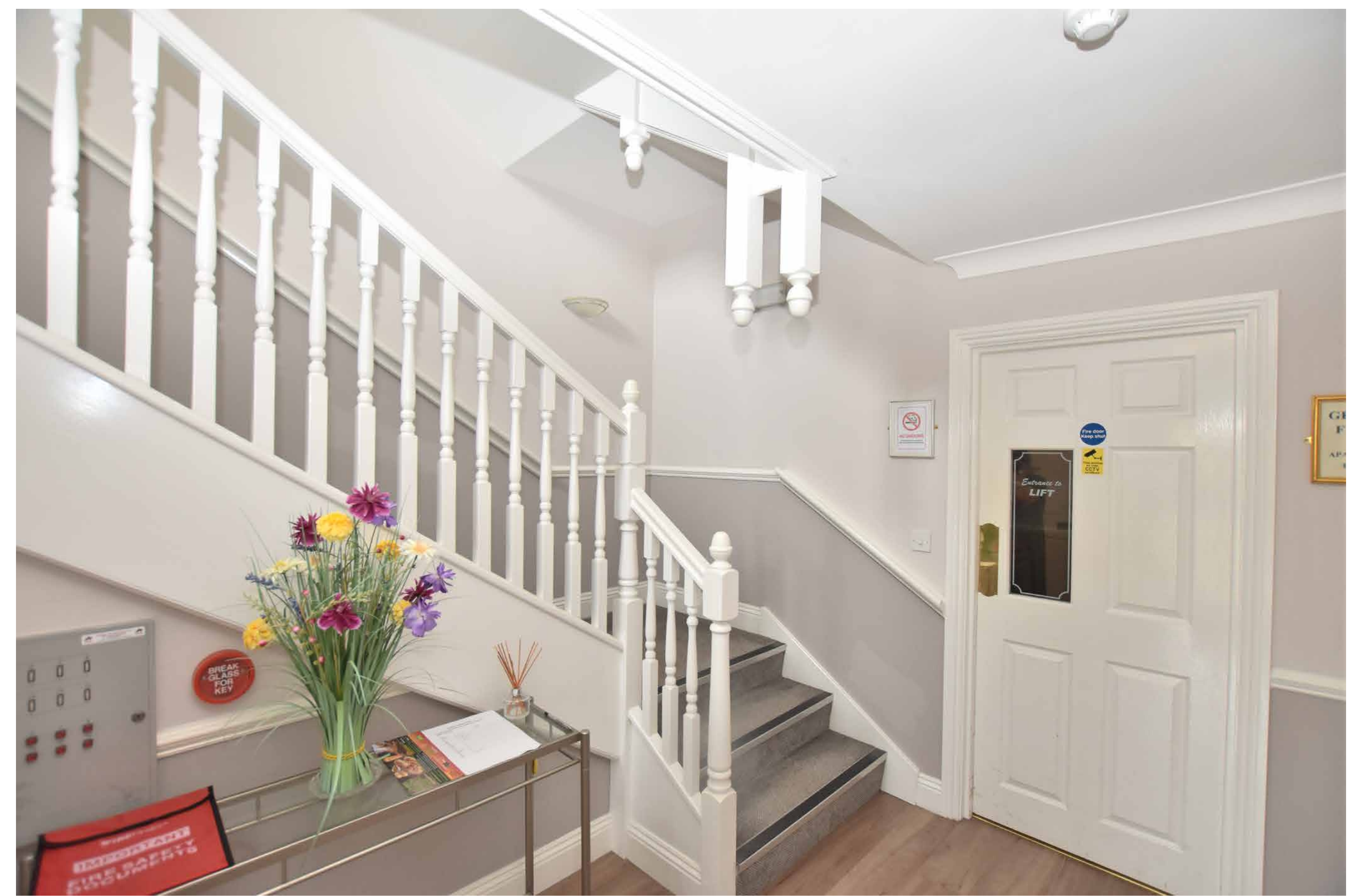
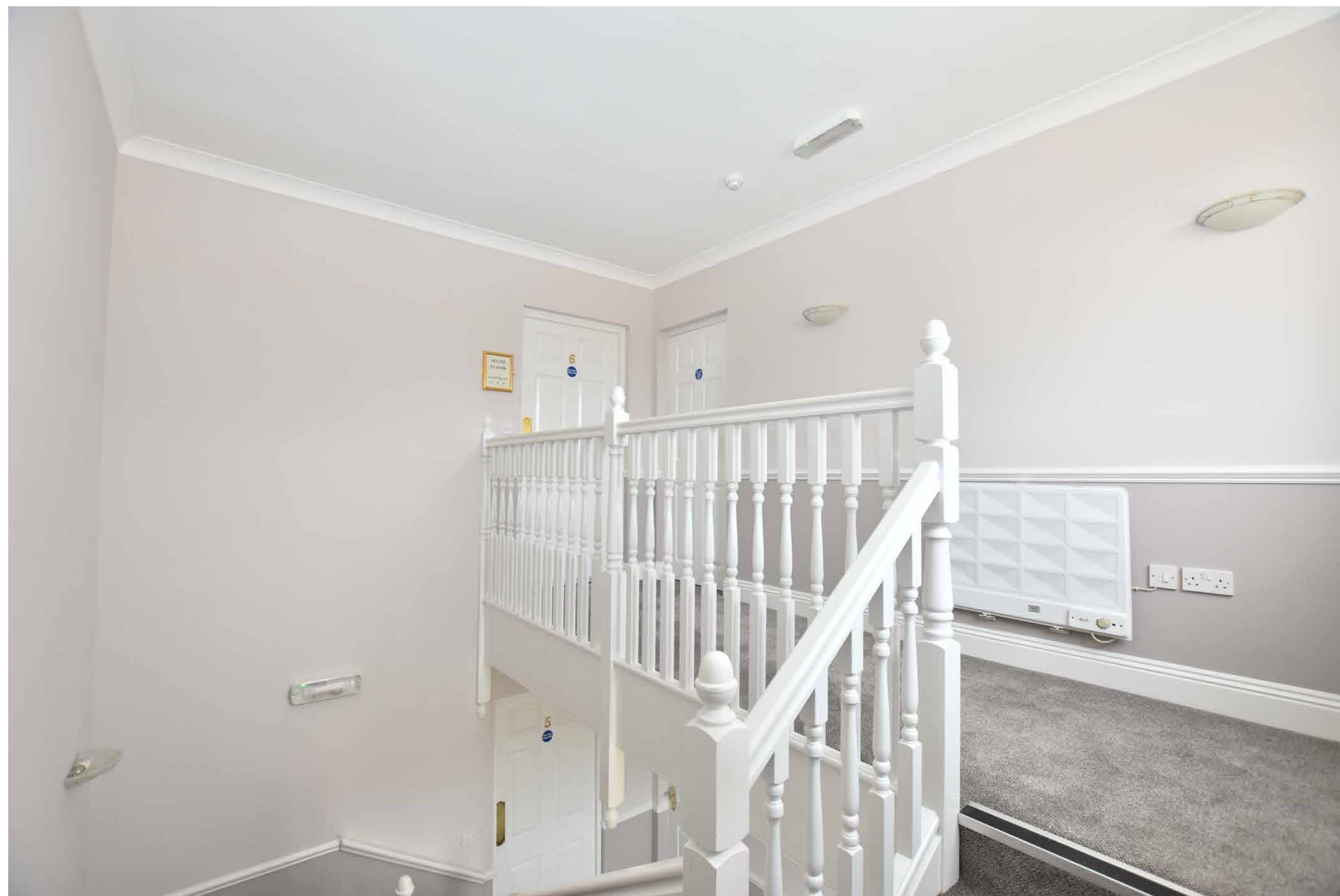


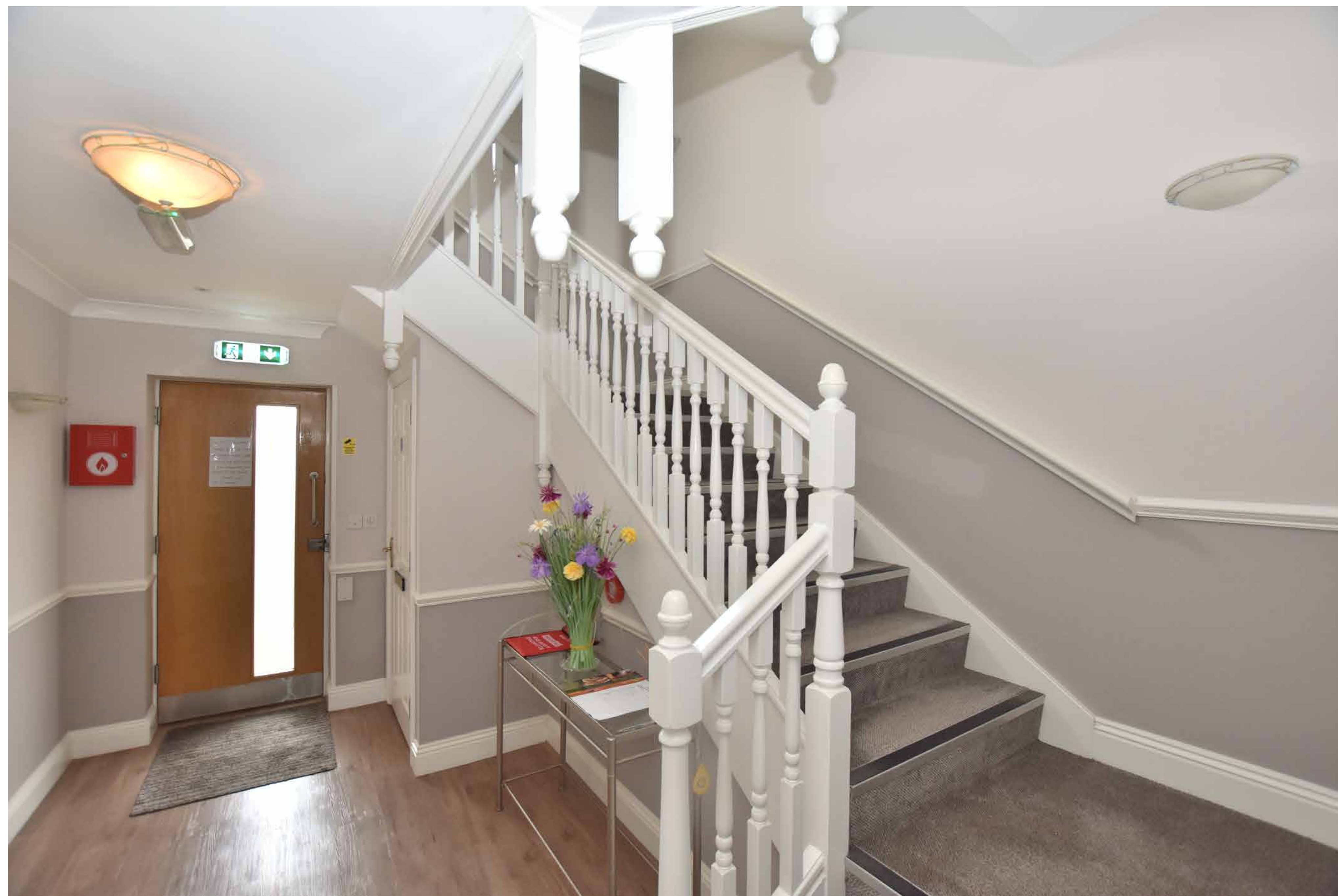
















DESCRIPTION

gLocalAgents are delighted to offer for sale what is probably the finest three bedroom Penthouse apartment on the seafront

The Apartment block was built in 2002

Spectacular wrap around South and South Westerly facing sun terrace directly overlooking the sea

Immaculately presented, the apartment is also only one of two penthouse apartments on the sixth floor, and one of only two apartments that benefit from a garage

Rarely available, this impressive apartment is exceptionally well presented and has double glazing and gas central heating. The spacious living room has double patio doors leading out onto the south and south westerly facing sun terrace. This provides amazing views over the promenade and sea

A passenger lift services all floors

There are three double bedrooms , one with en-suite facilities and two of the bedrooms have fitted wardrobes

This spectacular apartment also comes with the added benefit of only one of two apartments with an outside garage

No chain

ACCOMMODATION GROUND FLOOR

Entrance Hall

Luxury travertine tiled flooring, door entry phone, walk in storage, airing cupboard with megaflo high efficiency hot water tank

Living Room/Dining Room; (24' 3" x 18' 3 " max)

Bright and spacious, double aspect room, with sea-facing windows, feature fireplace with coal effect fire, and patio doors leading to the spectacular sun terrace. With magnificent views of the sea and promenade

Wrap-around Corner Sun Terrace

Spectacular south-facing terrace directly overlooking the promenade and sea

Kitchen; (10' 1" x 9' 1")

Westerly views towards Eastbourne and views of the sea

Modern fitted units with integrated fridge freezer, washing machine, dishwasher, also integrated AEG oven, and integrated AEG microwave, ceramic hob, extractor and tiled floor

The potterton gas boiler is also located within a kitchen cupboard

Bedroom 1; (13' 10" x 11' 7")

Spacious and bright double aspect bedroom with fitted wardrobes, TV point, radiator, and a door leading through to the en-suite shower room

En-Suite

Walk-in shower cubicle, partially inset wash hand basin, w/c, heated towel warmer and wall mounted mirror.

Bedroom 2; (10' 6" x 9' 3")

Rooftop views of Bexhill and enjoying views over Bexhill, built-in double wardrobe

Bedroom 3; (12' 1" x 8')

Views of the sea, and to the west towards Eastbourne

Master Bathroom

White suite comprising of a walk in bath, WC, and partially inset wash basin, heated towel warmer and wall mounted mirror, laminated floor

LOCATION

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Bexhill town centre with its many excellent amenities, shops, supermarkets, cafes and restaurants. The welcoming railway station with direct links to London Victoria is also just a short walk from the apartment. The delightful promenade and beach are adjacent, and the famous De La Warr Pavilion is just a short walk away

Flooring

The hallway is tiled travertine, all three bedrooms and the living room are plain high quality axminster carpets, the bathroom and en-suite are laminated
The sun terrace and kitchen are both tiled

Outside / Communal

Attractive communal front gardens, with secure front entrance gate
With side access to the main block entrance to the rear of the building
Both the gardens and internal communal areas are immaculately maintained

Garage (19' x 8' 3")

A unique benefit being the apartment comes with one of just two single car garages, located at the rear of the block
Very useful also for secure storage
Accessed via an electrically operated up and over door and with the benefit of power and light

ADDITIONAL INFO

Tenure: Share of Freehold

Long Lease Term: 999 years from 2002, 976 years unexpired

Ground Rent: Peppercorn

Service Charges: 2025 - 2026: £3,022 PA

Council Tax Band: D, Rother District Council

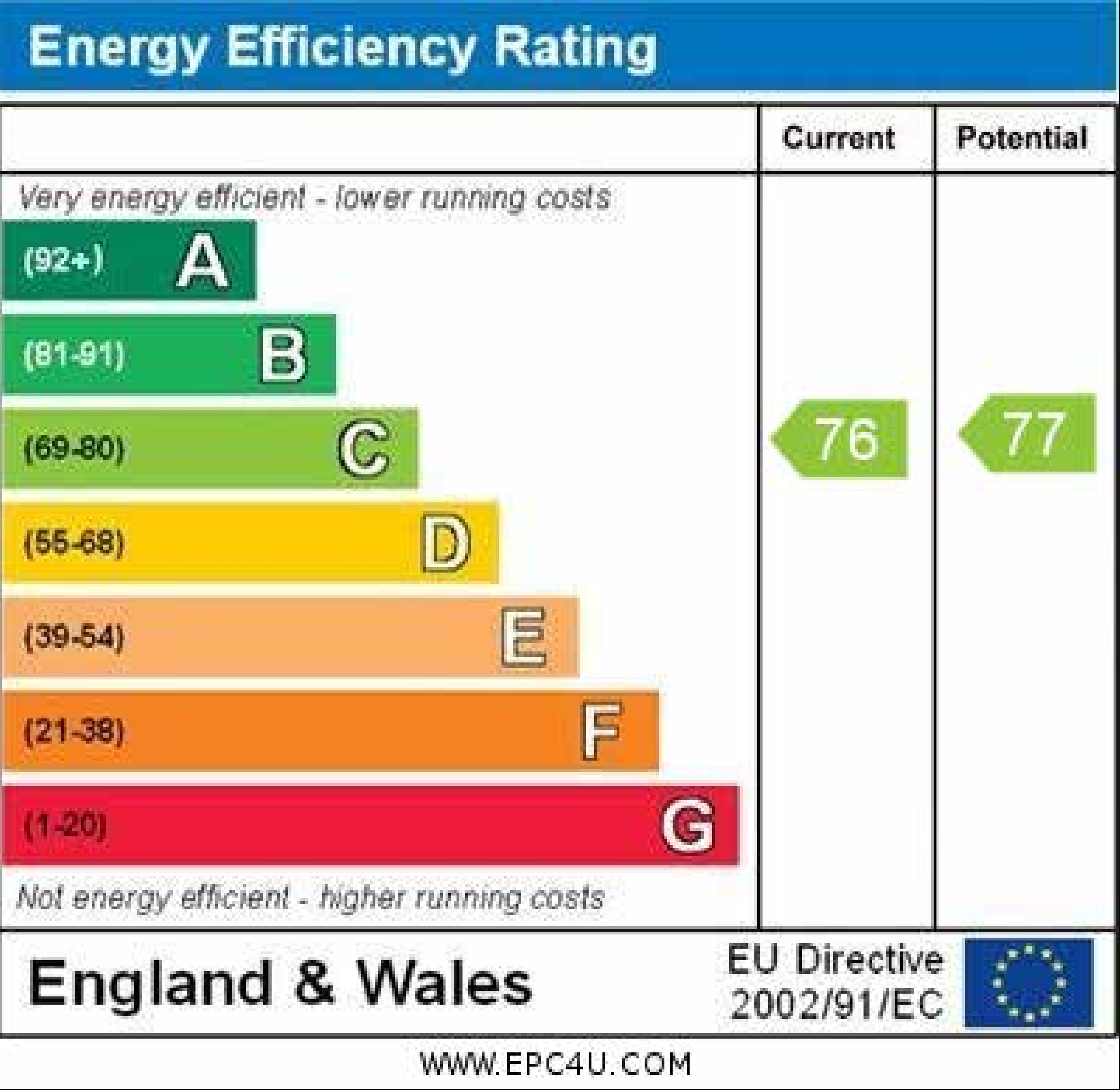
EPC Rating: C

Floorspace: 1,056 Sq Ft
No Chain

MUST SEE OPPORTUNITY

VIDEO TOURS AVAILABLE ON REQUEST

VIEWINGS BY APPOINTMENT ONLY VIA THE AGENT



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ACCREDITATIONS



AWARDS

