







18a Motcombe Court Bedford Avenue, Bexhill-On-Sea, TN40 1NQ

A STUNNING TWO DOUBLE BEDROOM BEACH FRONT APARTMENT, FORMING PART OF THIS PURPOSE BUILT & SOUGHT AFTER HENRY TANNER DESIGNED BUILDING. CONVENIENTLY POSITIONED DIRECTLY OPPOSITE BEXHILL PROMENADE & BEACH WITH UNINTERUPTED SEA VIEWS AND WITHIN WALKING DISTANCE OF BEXHILL TOWN CENTRE, THE ICONIC DE LA WARR PAVILION AND BEXHILL TRAIN STATION CONNECTING TO LONDON.

The property dates back to the 1930's and boasts a famous architectural design, enjoying an elevated Fourth floor (Residents Lift). The flat provides accommodation to include a 19'8 x 12'11 living room/diner with feature Art Deco fireplace & enjoying direct views over the English Channel and a 10'3 x 8'11 max fitted kitchen with built-in appliances & original storage cupboards (with retractable table & ironing board). In addition, there are two double bedrooms with the main bedroom having a door to the private balcony which enjoys direct views over the promenade, beach and the sea and there is also an original Art Deco bathroom/w.c

Further benefits include a new Valliant combination boiler, new upvc double glazing (with guarantee), new residents entryphone system and re-wiring. We are advised that there are 134 years remaining on the Lease, there is no Ground Rent to pay for two years, there is also a healthy maintenance reserve fund in place and the service charge is approximately £275 pcm. Viewing is considered essential of this immaculate apartment which is ready to move into or would make a wonderful weekend retreat. To be sold CHAIN FREE.

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- Seafront Flat with Private Balcony
- · Renowned Architect Design
- · Art Deco Bathroom/W.C
- · To Be Sold Chain Free

- Stunning and Direct Sea Views
- 19'8 x 12'11 Living Room with Sea Views
- · Fourth Floor with Residents Lift
- Two Double Bedrooms
- Fitted Kitchen with Built-in Appliances
- · Beautifully Presented Throughout

Communal Hallway

Residents Lift

Fourth Floor Hall

Private Entrance Door

Entrance Hall

29'0 in length (8.84m in length)

Living Room/Diner

19'8 x 12'11 (5.99m x 3.94m)

Kitchen

10'3 x 8'11 max (3.12m x 2.72m max)

Bedroom One

15'1 x 13'11 max (4.60m x 4.24m max)

Private Balcony

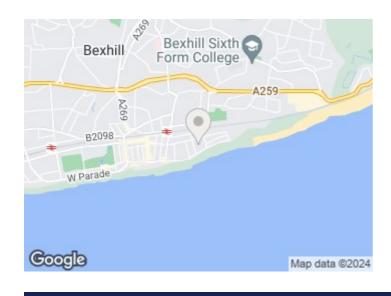
10'0 x 5'2 (3.05m x 1.57m)

Bedroom Two

14'3 x 10'0 (4.34m x 3.05m)

Bathroom/W.C

8'4 x 6'0 (2.54m x 1.83m)





















Floor Plan

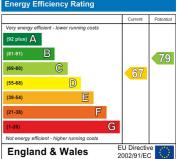
FOURTH FLOOR 877 sq.ft. (81.5 sq.m.) approx.



TOTAL FLOOR AREA: 877 sq.ft. (81,5 sq.m.) approx



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 firms employment has the authority to make or give any representation or warranty in respect of the property.