



## 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 UNINTERRUPTED 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.

Offers in excess of £335,000

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



- 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.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	