



Wickham Avenue, Bexhill-On-Sea TN39 3EP

welcome to

Wickham Avenue, Bexhill-On-Sea

New to the market is a rare, unique, and characterful SIX BEDROOM VICTORIAN-BUILT HOUSE with a SELF-CONTAINED ANNEX. Briefly boasting six magnificent double-bedrooms all beautifully refurbished with CHARACTER FEATURES, immaculately presented accommodation across four-floors!



Ground Floor:

Entrance Hall

Stairs rising to first-floor.

Bedroom

18' 1" x 16' 2" (5.51m x 4.93m)
Double-glazed bay window to the front-aspect, extensive dressing room space and access to en-suite shower room.

Dressing Area

Walk-in wardrobe space.

En-Suite

Low-level WC, wash hand basin & double walk-in shower.

Self-Contained Annex:

Comprising a double-bedroom, en-suite shower room, open plan kitchen / living area, family shower room and a large private courtyard.

First Floor:

Kitchen / Living Area

18' 9" x 12' 1" (5.71m x 3.68m)
Featuring a modern & matching range of wall and base units, sink & drainer unit, integral appliances, breakfast island, hard oak wooden flooring throughout, ornate stone-detailed feature fireplace, large double-glazed bay windows to the front-aspect & radiator.

Bedroom

15' 6" x 12' 1" (4.72m x 3.68m)
Double-glazed window to the rear-aspect, access to it's own private en-suite.

En-Suite

Low-level WC, wash hand basin & walk-in shower.

Family Shower Room

Low-level WC, wash hand basin, walk-in shower.

Utility

13' 7" x 12' 11" (4.14m x 3.94m)
Space & plumbing for appliances (washing machine / tumble dryer). sink & drainer unit with mixer tap and access to the roof terrace.

Roof Terrace

Private & South-facing, overlooking the off-road parking.

Second Floor:

Bedroom

15' 10" x 15' 1" (4.83m x 4.60m)
Two double-glazed windows to the front-aspect, radiator & powerpoints.

Bedroom

15' 6" x 12' 5" (4.72m x 3.78m)
Double-glazed window to the rear-aspect, access to en-suite shower room.

En-Suite

Low-level WC, wash hand basin & walk-in shower.

Bedroom

12' 6" x 5' 7" (3.81m x 1.70m)
Double-glazed window to the front-aspect.

Loft Room

15' 6" x 6' 11" (4.72m x 2.11m)
Velux window to the side-aspect, eaves storage space.

Third Floor:

Office / Reception Room

20' 6" x 10' 6" (6.25m x 3.20m)
Additional velux window and powerpoints.

Off-Road Parking

Space for multiple vehicles.

Agents Note:

This property is being marketed and sold as an individual, whole freehold unit. Although is currently registered as two self-contained apartments - this will be relinquished within the conveyancing process in preparation for registry. These details have been provided by the seller as a guide only and subject to confirmation.

The Ground Floor Apartment's current Council Tax Band is a A.
The First/Second Floor Apartment's current Council Tax Band is a B.
(A new council tax band & EPC will be registered for the freehold unit through conveyancing process)



Total floor area 276.2 m² (2,974 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

Wickham Avenue, Bexhill-On-Sea

- Victorian Built, End-Of-Terrace Town House
- Six Double Bedrooms Equipped with Four En-Suites
- South-Facing Roof Terrace
- Including a Self-Contained One Bedroom Annex
- A Perfect Investment Unit with Huge Income / Revenue Potential

Tenure: Freehold EPC Rating: C

£695,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BOS109265 - 0002

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