***99Home Ltd.***
*99Home Ltd,*
*Sutton Business Centre,*
*Restmor Way,*
*Wallington,*
*SM6 7AH,*
*Phone :0203 5000 999*
*Email*
*:info@99home.co.uk*

# 3 Bed Apartment In Trafalgar House 22 Bedford Avenue, Bexhill-On-Sea, TN40 1NJ

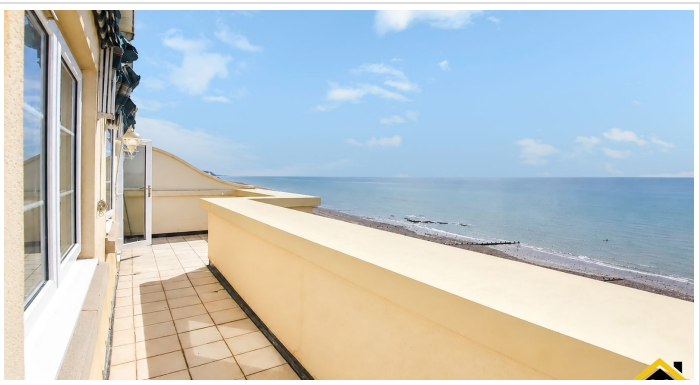
£400,000









## SHORT DESCRIPTION

Property Ref: 14645 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. 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; 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. Gloworm Gas boiler, newly fitted 2026 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, WC, 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. 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 and 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. LOCATION; 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. OTHER; Tenure: Share of Freehold. Long Lease Term: 999years from 2002. 975 years unexpired. Ground Rent; Peppercorn. Service Charges: 2026 to 2027, £3,022pa 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 Property Type: Apartment Offers in excess of: £400,000.00 Pricing Options: Offers in excess of Tenure: Share of Freehold Council tax band: D EPC rating: C Measurement: 1,056 Sq Ft Outside Space: Balcony, Terrace Parking: Garage, Private, Residents, Covered Heating Type: Gas Central Heating Chain Sale or Chain Free: Chain free Vacant possession of completion ----------

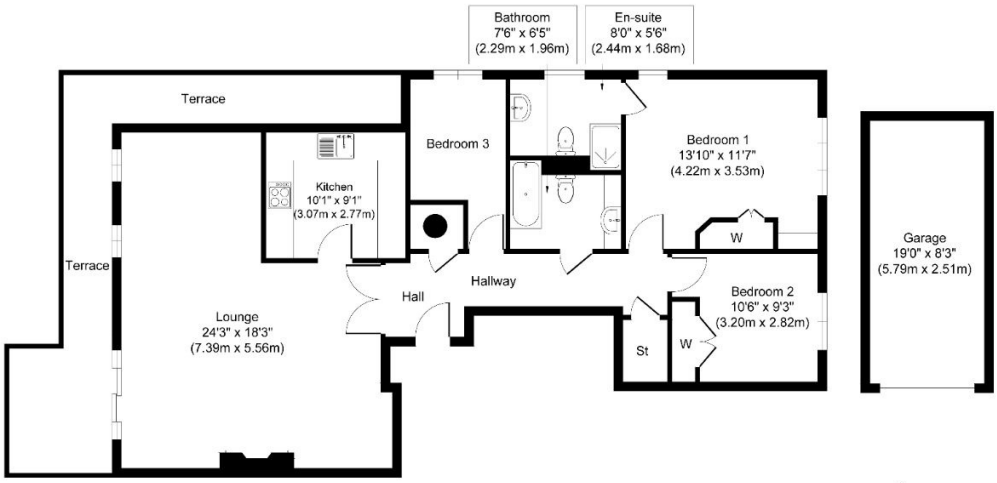
3
**Bed Room(s)**

2
**Bath Room(s)**

1
**Living Room(s)**

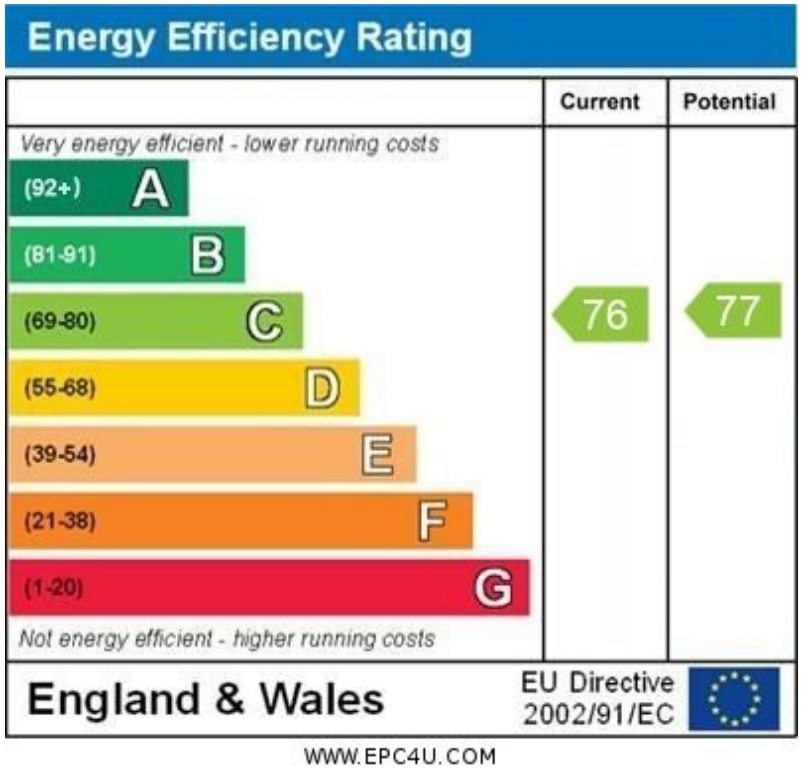
## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.




# EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.




**Disclaimer**: The information displayed about this property comprises a property advertisement. 99home.co.uk (/) will not make no warranty for the accuracy or completeness of the advertisement or any linked or associated information, and 99home has no control over the content. This property advertisement does not constitute property particulars, the property may offer to tenants in same condition as they have seen on time of the viewing. The information is provided and maintained by 99home.co.uk (/)

Company registration number in England : 10469887 VAT: 263 3023 36
Copyright © 99Home Limited 2017. All rights reserved.