



Flat 2 32 Park Road, Bexhill-on-Sea, East Sussex, TN39 3HX

A Spacious Two Bed Ground Floor Apartment Close To The Seafront £229,950 - Leasehold Share of Freehold

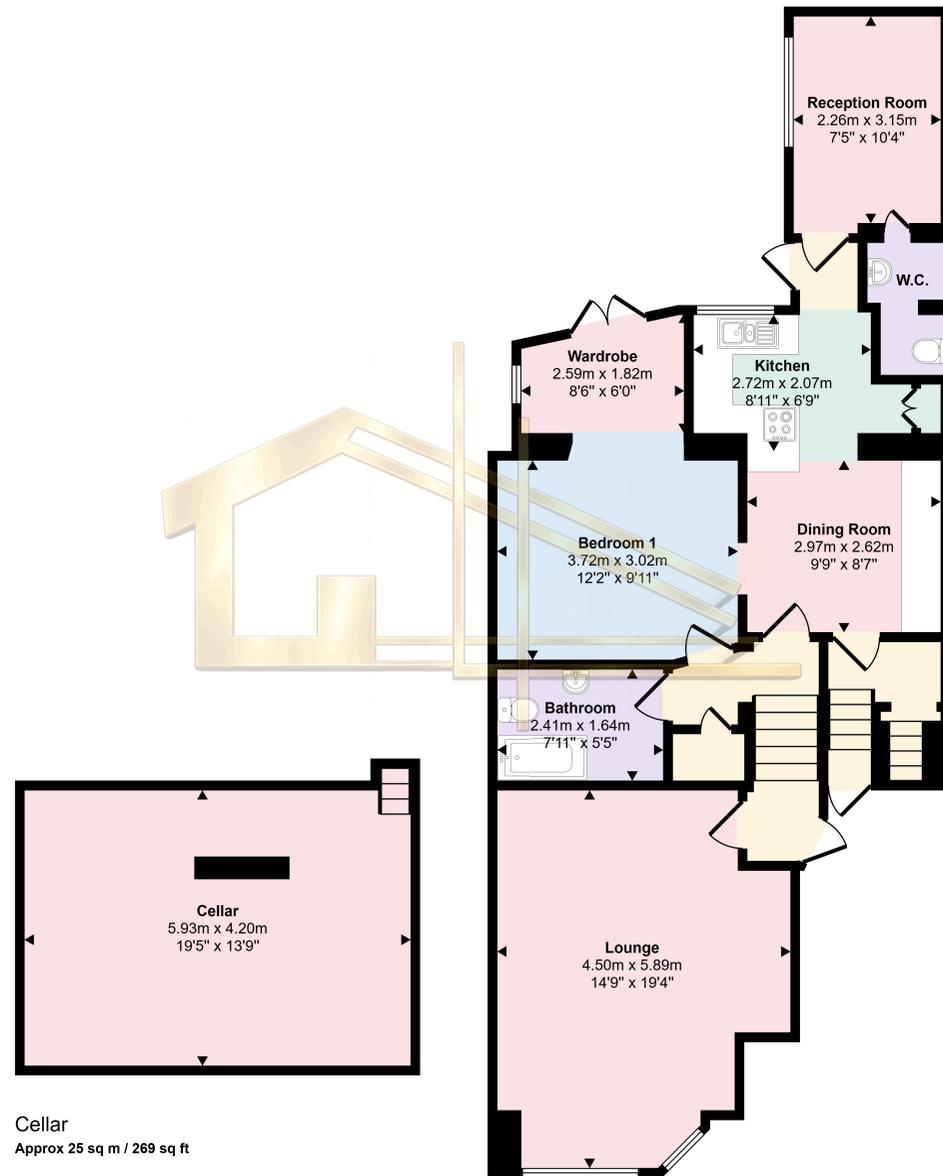




The Property Café welcome you to view this exceptionally spacious split level ground-floor apartment, perfectly positioned right next to Egerton Park and just moments from the seafront. As you step inside, you're greeted by a bright and generous lounge–diner, beautifully enhanced by a large bay window that floods the room with natural light. The modern fitted kitchen offers plenty of space & storage for everyday living. The property features a spacious master bedroom with an en-suite bathroom, along with a guest bedroom to the rear that also benefits from its own en-suite W.C. As the floor plan will illustrate to the rear, you'll find a private, patioed courtyard garden offering a pleasant area for relaxing outdoors. There's also communal off-road parking for residents, adding to the convenience. One of the standout features is the large, tanked cellar, offering fantastic potential for further use, subject to any necessary consents. The apartment is centrally heated and double-glazed throughout, ensuring comfort all year round. The building itself is well managed, with tidy communal areas, and the property comes with a long lease and a share of the freehold. It's offered to the market with no onward chain, making it an ideal opportunity for those looking to move swiftly. Internal viewing is highly recommended. For more information or to arrange a viewing, please contact our Bexhill Sales Team on 01424 224488.



Approx Gross Internal Area
107 sq m / 1156 sq ft



Cellar
Approx 25 sq m / 269 sq ft

Floorplan
Approx 82 sq m / 887 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Bedrooms: 2
Receptions: 1
Council Tax: Band A
Council Tax: Rate 1701.55
Parking Types: Communal.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: E (42)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTC.
Accessibility Types: Not suitable for wheelchair users.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	76
(55-68)	D	
(39-54)	E	42
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

A Spacious Ground Floor Apartment Split Level Apartment With Scope & Potential * Spacious Lounge-Diner With Bay Window * Modern Fitted Kitchen-Breakfast Room * Master Bedroom With En-Suite * Guest Bedroom With En-Suite W.C * Patioed Court Yard To The Rear & Communal Off Road Parking Spaces * Large Tanked Cellar With Excellent Potential * Central Heated & D.Glazed Throughout * Located Adjacent To Egerton Park & Seafront * Long Lease & Share Of Freehold * Sought After & Convenient Town Centre Location * Well Manged Building & Communal Areas * Offered For Sale With No Chain * Contact Our Bexhill Sales Team

On 01424 224488.





- Spacious Ground Floor Apartment
 - Spacious Lounge-Diner With Bay Window
 - Modern Fitted Kitchen-Breakfast Rm
 - Master Bedroom With Modern En-Suite
 - Guest Bedroom With En-Suite W.C
 - Patioed Court Yard To The Rear
 - Communal Off Road Parking Spaces
 - Large Tanked Cellar With Excellent Potential
 - Central Heated & D.Glazed Throughout
- Adjacent To Egerton Park & Seafront
 - Additional Scope & Potential
 - Long Lease & Share Of Freehold
 - Sought After & Convenient Town Centre Location
 - Well Manged Building & Communal Areas
 - Offered For Sale With No Chain!
 - Internal Viewing Highly Recommended
 - Contact Our Bexhill Sales Team On 01424 224488