



Basement Flat, 21 Park Road, Bexhill-  
on-Sea, East Sussex TN39 3HZ



## PROPERTY DESCRIPTION

A very well presented and charming one bedroom GARDEN APARTMENT occupying the whole of the lower ground floor of the period converted property and also being situated adjacent to Egerton Park and just a short stroll to the seafront whilst the town centre and railway station are also close by. The accommodation comprises; PRIVATE ENTRANCE leading to a good size entrance hall, spacious west facing bay fronted lounge, double bedroom, modern fitted kitchen, bathroom with large corner bath and separate WC. Externally the flat benefits from private front and rear gardens with the latter also having rear access. To be sold with a share of freehold. EPC - D.

## FEATURES

- Lower Ground Floor Garden Flat
- Sizable One Bedroom Apartment
- Private Entrance
- Bay Fronted West Facing Lounge
- Good Size Private Rear Garden With Gated Back Access
- Picturesque Location Adjacent To Egerton Park And Walking Distance To The Seafront & De La Warr Pavilion
- Share Of Freehold
- Modern Kitchen
- Close Proximity To The Town Centre
- Council Tax Band - A





## ROOM DESCRIPTIONS

### Entrance Porch

Accessed via UPVC door.

### Private Entrance Hall

Accessed via UPVC door, a spacious entrance hall with dado rail, storage cupboard, stairs rising to the upper level, further double cupboard, double radiator.

### Bay Fronted Lounge

19' 0" into bay x 18' 6" (5.79m into bay x 5.64m) Double glazed bay window to the front with a westerly aspect, fitted bespoke shutters, feature fireplace, picture rail, radiator.

### Bedroom

14' 2" x 14' (4.32m x 4.27m) Double glazed window to the rear, radiator, two built-in cupboards.

### Kitchen

Double glazed window to the side, UPVC door leading to the garden, a modern fitted kitchen comprising; a range of working surfaces with inset stainless steel sink and drainer unit with mixer tap, inset four ring gas hob with stainless steel extractor fan over, a range of matching wall and base cupboards with fitted drawers, built-in under-counter fridge and freezer, built-in electric oven, space for washing machine, cupboard housing wall mounted gas fired boiler, vertical radiator.

### WC

Frosted glass double glazed window, low level WC.

### Bathroom

Double glazed frosted glass window to the rear, large corner bath with shower attachment, wash hand basin with mixer tap and cupboard, radiator, spotlights, extractor.

### Outside

The flat benefits from both the front and rear gardens to the property.

The rear garden is mainly paved for ease of maintenance, various mature shrubs and trees, outside water tap, rear gate leading to access road running from Egerton Road to Wickham Avenue.

### NB

We have been advised of the following;  
Remainder of a 999 year lease

Share Of Freehold

£2202 for the last years service charge which include water rates, buildings insurance and communal electric.

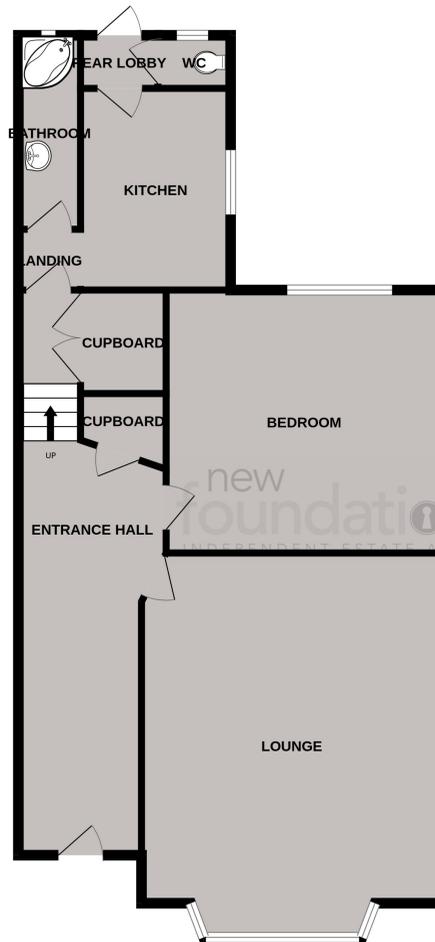
### NB

Under the estate agency act 1979 we must inform you that the vendor of this property is connected to a director.



# FLOORPLAN

GROUND FLOOR



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 |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |          |                         |           |
| (92+)  | <b>A</b> |                         |           |
| (81-91)  | <b>B</b> |                         |           |
| (69-80)  | <b>C</b> |                         |           |
| (55-68)  | <b>D</b> | 68                      | 77        |
| (39-54)  | <b>E</b> |                         |           |
| (21-38)  | <b>F</b> |                         |           |
| (1-20)   | <b>G</b> |                         |           |
| <i>Not energy efficient - higher running costs</i> |          |                         |           |
| England, Scotland & Wales                          |          | EU Directive 2002/91/EC |           |

