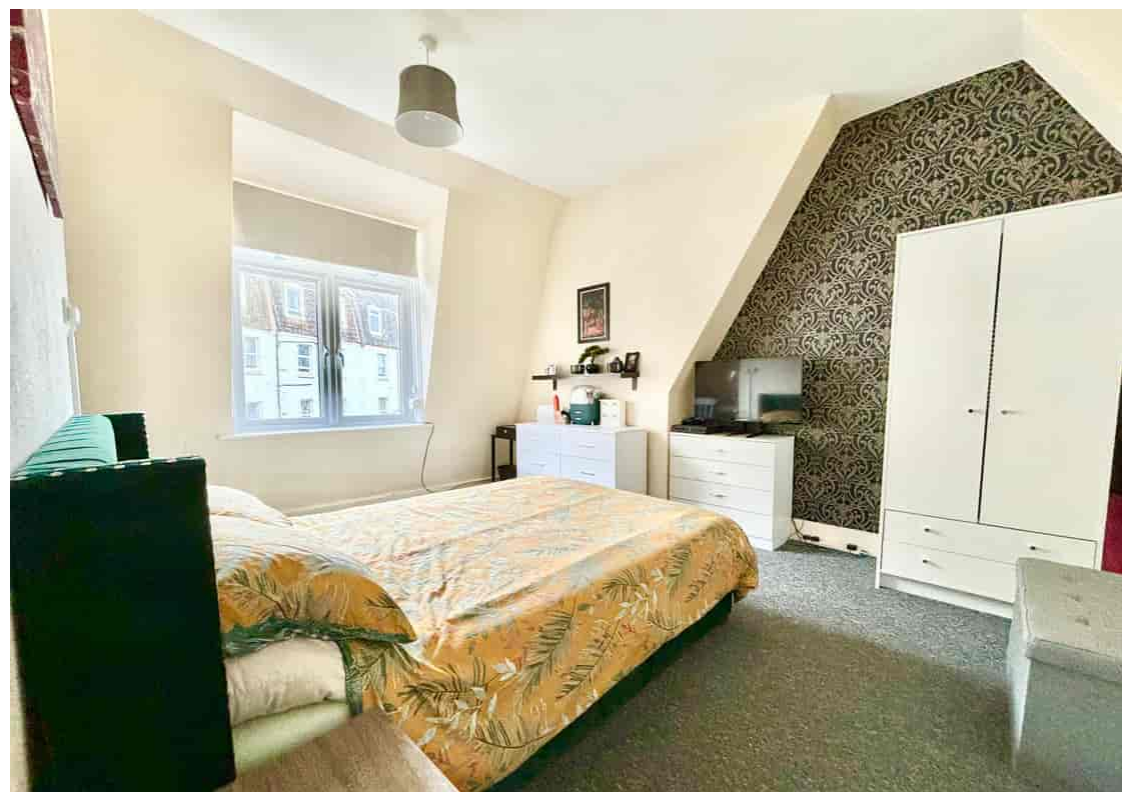




Flat 3, 1 Egerton Road, Bexhill-on-Sea, East Sussex, TN39 3HH
Spacious Two Bedroom Apartment In A Sought After Town Centre Location £199,950





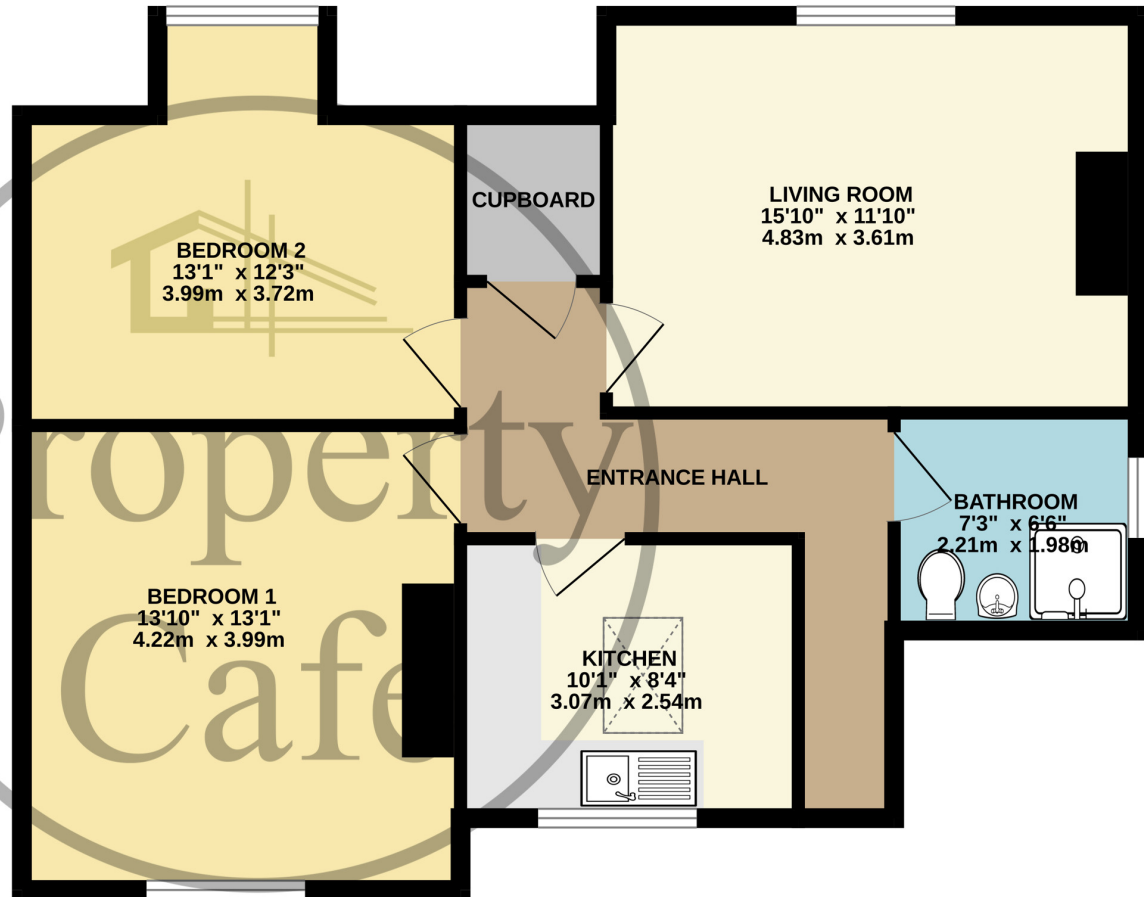
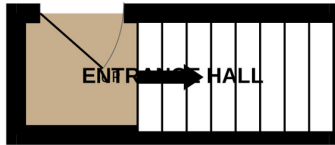
Property Cafe are delighted to present to the market this spacious two bedroom, top floor apartment for sale position just off the seafront & Egerton Park. Accommodation and benefits include; A secure communal entrance hall giving access to two of the flats in the building; Inner stairway and landing areas private to the flat offering a great space to store coats shoes & other storage solutions; Spacious lounge offering ample space to relax & entertain; Fitted kitchen with space for freestanding white goods; Two well proportioned double bedrooms; Modern fitted shower room consisting of shower cubicle, wash basin & WC; Communal courtyard garden. This property is offered for sale in good decorative order throughout, double glazed & gas central heated. We recommend you view at your earliest convenience. **Tenure: Leasehold (share of freehold) *Leasehold Length- 117 years remaining *Maintenance charges: £600 annually as well as £100 ground rent per year *Pets and Sub-letting permitted**

The property is situated right in the heart of Bexhill town centre only a matter of steps from the manicured seafront, promenade and Egerton Park. Positioned in the heart of Bexhill town centre which offers an excellent range of independent shops and amenities serving the local residents, the superb De La Warr Pavilion regularly featuring bands, shows and international artists. You will find all the general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years, an excellent Doctors surgery & dentist, vibrant local pubs and restaurants, a main pharmacy & main post office. There is a regular bus service close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.



1ST FLOOR

2ND 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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At Property Café we believe it important to give clear and straight forward advice to both buyers and sellers alike. Whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person; with this in mind we have developed a unique lounge style environment that allows you the time and space to discuss your requirements with us in detail and enjoy your property search in comfort. Our trained consultants look forward to meeting you.





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- Top Floor Apartment For Sale
 - Spacious Lounge
 - Modern Fitted Kitchen
 - Two Well Proportioned Double Bedrooms
 - Modern Fitted Shower Room
 - Large Storage Cupboard
 - Internal stairway & landing areas
- Communal Courtyard Garden
 - Secure Communal Entrance
 - Good Decorative Order Throughout
 - Sought After Town Centre Location
 - Close To Egerton Park & Seafront
 - Viewing Highly Recommended

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