



Flat 2 23 Park Road, East Sussex,
BEXHILL-ON-SEA TN39 3HZ



PROPERTY DESCRIPTION

An exceptional 2 bedroom first floor flat in this sought after road overlooking Egerton Park. This beautifully presented property has the benefit of a West facing balcony, contemporary hand built kitchen, refitted bathroom, double glazed Sash windows, gas boiler and radiators, Share of The Freehold and is chain free. EPC-E

FEATURES

- Exceptional 2 Bedroom First Floor Flat
- Share of Freehold
- Chain Free
- Sash Double Glazing
- Beautifully Presented Throughout
- Refitted Bathroom
- Sun Balcony
- Contemporary Hand Built Kitchen
- Council Tax Band A
- Views over Egerton Park





ROOM DESCRIPTIONS

Entrance

Communal front door leading to the communal entrance hall, private front door to private entrance hall with Victorian style radiator.

Sitting Room

18' 7" into bay x 16' 6" (5.66m x 5.03m) Having double glazed sash Bay window with a far reaching westerly aspect over Bexhill and Egerton park, radiator, feature exposed chimney breast, television point, centre ceiling rose, ceiling coving, high level skirting boards, picture rail, opening through to kitchen.

Kitchen

11' 2" x 7' 3" (3.40m x 2.21m) Fitted with Butler sink with mixer tap with cupboard below, working surface to each side with cupboard and appliance space under, further working surface with storage below, plumbing for washing machine, space for electric cooker with Chrome splashback and extractor hood over, exposed brick feature wall, ceiling coving, space for fridge freezer, double glazed doors leading onto the sun balcony.

Balcony

With seating area and far reaching westerly views over Egerton park.

Bedroom 1

14' 6" x 10' 7" (4.42m x 3.23m) Double glazed sash windows overlooking the rear of the property, radiator, built in storage cupboard.

Upper Landing

With double glazed sash window.

Bedroom 2

11' 5" x 7' 10" max (3.48m x 2.39m) Double glazed sash window overlooking the rear of the property, radiator.

Bathroom

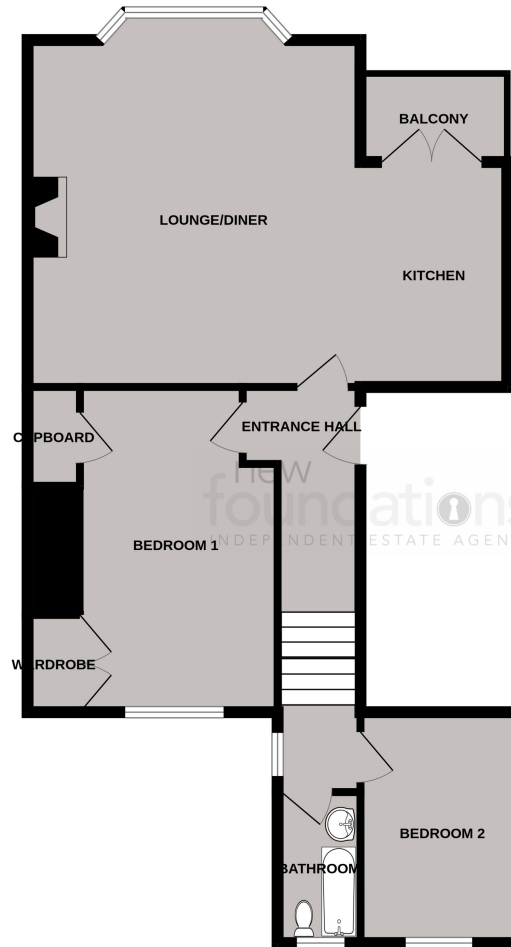
Fitted panel bath with mixer tap and independent handheld shower and overhead shower, glass screen, low level WC, double glazed frosted window, wash hand basin with mixer tap and cupboard under, heated towel rail.

NB

The property has the remaining of a 999 year lease. We await confirmation of the current maintenance charges.

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+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | 65 |
| (39-54) | E | 54 | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

