



Flat 2, 53 Egerton Road, Bexhill-on-Sea, East Sussex, TN39 3HL

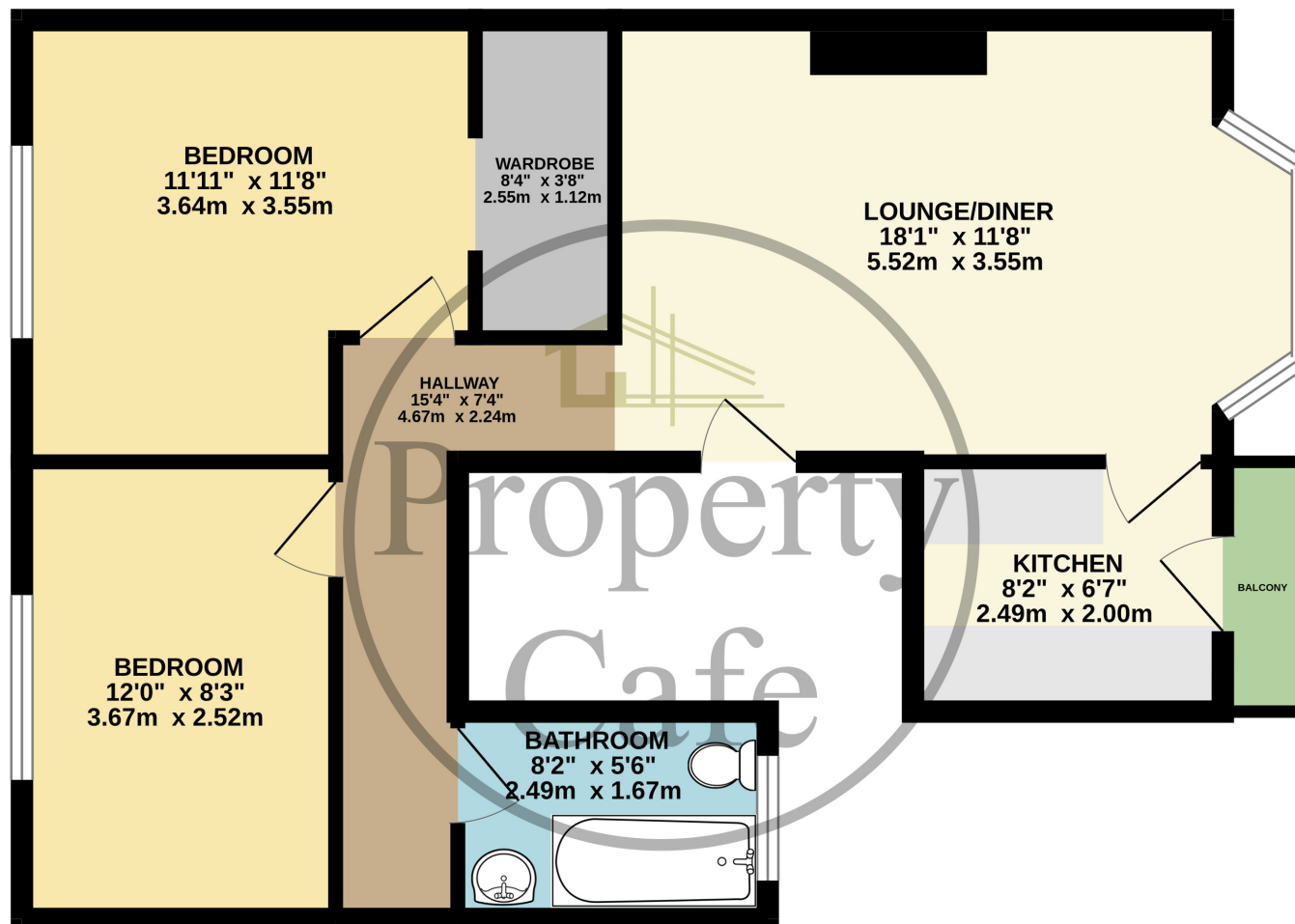
Well Proportioned Two Bedroom Apartment With Garage, Parking & Balcony Overlooking Egerton park £199,950  
- Leasehold





Property Cafe are delighted to present to the market this well proportioned two bedroom, 1st floor apartment with garage & parking to the rear in addition to a balcony overlooking Egerton Park. Accommodation and benefits include; A secure communal entrance area; Once in the flat a spacious lounge with feature bay window offering pleasant views of the park; Fitted kitchen with an integrated oven & hob in addition to space for freestanding white goods; Two double bedrooms both with sea glimpses being positioned at the rear of the flat, the master offering a walk-in wardrobe area/dressing room; Modern fitted bathroom comprising of bath with overhead shower attachment, wash basin & WC. Externally this property boasts a single garage and off-road parking space to the rear and a balcony overlooking Egerton Park. Sold with no onward chain, we recommend you view at your earliest convenience.





TOTAL FLOOR AREA : 618 sq.ft. (57.4 sq.m.) approx.

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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**Bedrooms:** 2  
**Receptions:** 1  
**Parking Types:** Driveway. Garage.  
**Heating Sources:** Gas Central.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** C (72)  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** ADSL.  
**Accessibility Types:** Not suitable for wheelchair users.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



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.





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. Bexhill 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 pharmacy & main post office. There are regular bus stops close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.

- Two Bedroom 1st Floor Apartment For Sale
- Single Garage & Off-Road Parking To The Rear
  - Balcony Overlooking Egerton Park
  - Sea Glimpses To The Rear
  - Gas Central Heated
- Long Lease & Reasonable Outgoings
- Sought After Town Centre Location Extremely Close To Egerton Park & The Beach
  - Sold With No Onward Chain.
  - Viewing Highly Recommended