



Flat 3, 7 Egerton Road, Bexhill-on-Sea, East Sussex, TN39 3HH

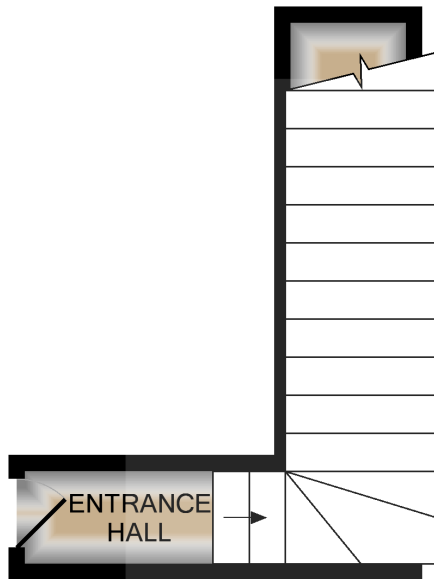
Offer Price Guide £165,00 to £175,000 A Well Presented One Bed Top Floor Apartment With Study Room  
£165,000



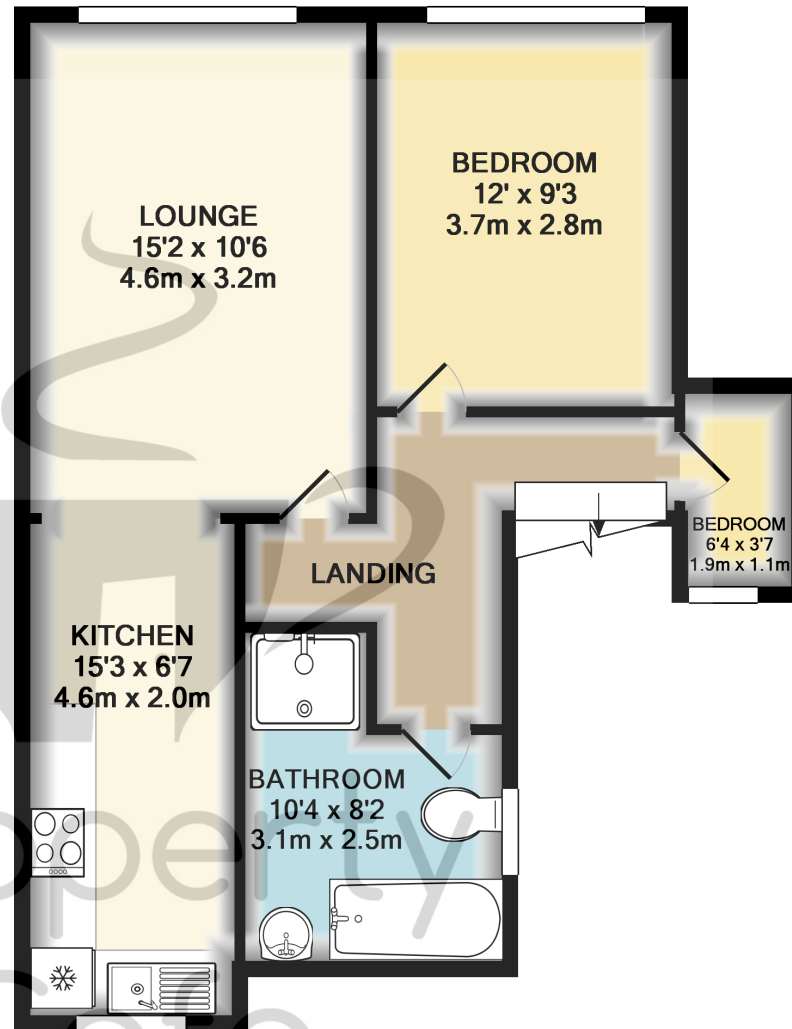


**Offered For Sale @ A Guide Price Of £165,00 to £175,00** The Property Cafe are pleased to place onto the market for sale this top floor split level apartment, with one double bedroom and one office/nursery room. Conveniently located in Bexhill town center, being walking distance from all shops and amenities, seafront promenade, mainline railway station and the famous De La Warr Pavilion. Internally the property is full of benefits, comprising; flat entrance door on first floor leading onto private staircase; landing giving access to all rooms; large south facing lounge with sea glimpses and offering dining space, open plan modern fitted kitchen; one double bedroom also south facing; office/nursery room; modern bathroom with bath and separate shower cubicle. The property also boasts a share of freehold as well as gas central heating and double glazing throughout. To register your interest on this ideal investment purchase of first time property, please call our Bexhill sales team on 01424 224488 (Option 1).





1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**Offered For Sale @ A Guide Price Of £165,00 to £175,000** : A Spacious One Bedroom Top Floor Apartment With & Benefits & Accommodation that includes: A Secure Communal Entrance With Stair To The First Floor Entrance \* Inner Stairs & Spacious Landing \* One Double Bedroom & One Office/Nursery Room \* OPEN PLAN KITCHEN/LOUNGE \* Bathroom Suite with Bath and Shower Cubicle ... 1/3 SHARE OF FREEHOLD ... Well Pretended Decor Throughout ... Located Close To Seafront \* Town Centre & Station: For Further Details CALL OUR BEXHILL SALES TEAM ON 01424 224488.





**TENURE: SHARE OF FREEHOLD : Shared Service Charge: Collected on an as & when basis .... No Ground Rent ..** Property Café believes its 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.

- TOP FLOOR FLAT...
  - ONE DOUBLE BEDROOM...
  - ONE OFFICE/NURSERY ROOM...
  - OPEN PLAN KITCHEN/LOUNGE...
  - BATHROOM W/ SHOWER & BATH...
- SEA VIEW GLIMPSES...
  - TOWN CENTER LOCATION...
    - SPLIT LEVEL...
  - SHARE OF FREEHOLD...
  - NO ONWARD CHAIN...

[www.propertycafe.co](http://www.propertycafe.co)



01424 224488