



Flat 3, 35 Egerton Road, Bexhill-on-Sea, East Sussex, TN39 3HJ

Two Bed 2nd Floor Apartment In A Sought After Location £155,000 - Leasehold Share of Freehold





Situated in a sought-after and convenient location, this charming two-bedroom top floor flat offers a unique blend of modern living and stunning views across Egerton Park. Perfectly positioned close to the town centre and seafront, this property presents an excellent opportunity to enjoy a relaxed lifestyle with all amenities within easy reach.

The accommodation is thoughtfully designed with split level living that maximises space and light throughout. On arrival, you are welcomed into a secure communal entrance, providing peace of mind and privacy. Inside, the open plan kitchen-lounge creates a bright and airy social hub, ideal for both everyday living and entertaining guests. The modern kitchen is fitted with contemporary units and a range of integrated appliances, offering plenty of workspace and storage to suit all your culinary needs.

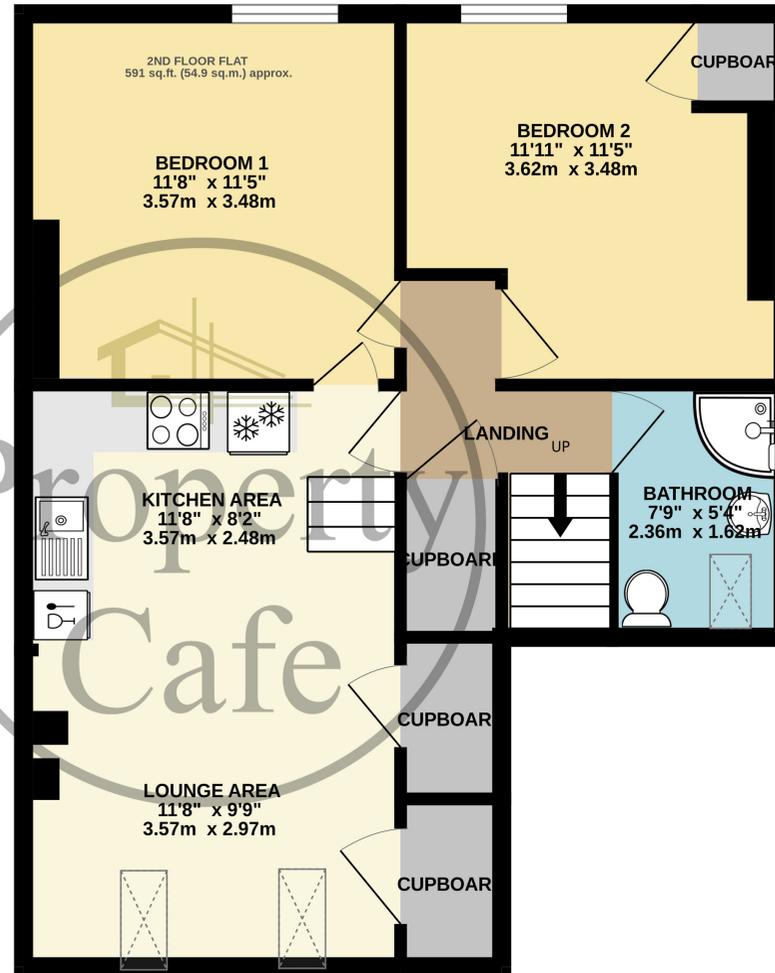
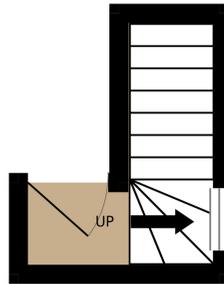
Two good size double bedrooms ensure comfort and flexibility, whether you require space for family members, guests, or a home office. Both rooms feature ample storage solutions, thoughtfully integrated to maintain a tidy and uncluttered environment. The bathroom is sleek and modern, fitted with quality fixtures and providing a tranquil space to relax and unwind.

This top floor flat benefits from a long lease and a share of freehold, providing security and peace of mind for years to come. The property is offered with no onward chain, presenting a smooth and straightforward purchase process for prospective buyers. The split level layout cleverly maximises living space while providing distinctive zones that enhance the overall sense of home.

One of the standout features of this property is the breathtaking views across Egerton Park, offering a peaceful outlook and a lovely connection to the outdoors. Whether enjoying your morning coffee or winding down in the evening, these views add a special element of serenity to daily life.



FIRST FLOOR  
34 sq.ft. (3.1 sq.m.) approx.



TOTAL FLOOR AREA : 625 sq.ft. (58.1 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  
**Council Tax:** Band A  
**Council Tax:** Rate 1701.55  
**Parking Types:** On Street. Permit.  
**Heating Sources:** Double Glazing. Electric.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** D (60)  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** FTTP.  
**Accessibility Types:** Not suitable for wheelchair users.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		76
<b>C</b>		
(55-68)	60	
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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 top floor apartment
  - Open plan kitchen-lounge
  - Ample Storage Throughout
  - Split Level Accommodation
- Two good size double bedrooms
  - Modern Kitchen & Bathroom
- Secure Communal Entrance
  - Views across Egerton park
- Sought after & convenient location.
  - Close to town & seafront
- Share of Freehold & Long Lease
  - Sold With No Onward Chain