



19 Alderton Court, West Parade,  
Bexhill-on-Sea, East Sussex TN39 3HF



## PROPERTY DESCRIPTION

A well presented 2 bedroom 2nd floor seafront apartment situated in this sought after block very conveniently situated for Bexhill Town centre, Egerton Park and Bexhill railway station. Enjoying wonderful sea views from the living room and Bedroom 1 and also the private balcony. Other notable features include good sized rooms, served by a lift with gas boiler and radiators, garage and private storage cupboard. EPC- D

## FEATURES

- Well presented 2 bedroom 2nd floor seafront flat
- Conveniently situated for the Town centre and Railway station
- Uninterrupted Sea Views
- Close to Egerton Park
- Private southerly facing balcony
- Refitted Shower room
- Garage and private storage
- 82 Square Meters
- Council tax - C
- New gas boiler installed October 2023





## ROOM DESCRIPTIONS

### Communal Area

Communal entrance door leading to communal entrance hall with stairs or passenger lift to 2nd floor, landing part glazed private front door, leading to living room/dining room

### Living/dining room

23' 4" x 11' 10" (7.11m x 3.61m) With two radiators, 2 built-in double cupboards, large southerly facing double glazed window enjoying wonderful, sea views and smaller double glazed window to west side overlooking the sea with Beachy head in the distance, double glazed door leading to balcony.

### South Facing Balcony

9' 11" x 5' 1" (3.02m x 1.55m) Private balcony with tiled floor, glass railings enjoying wonderful sea views with Eastbourne and Beachy head in the distance.

### Kitchen

16' 9" narrowing to 7' 7" x 12' 0" (5.11m x 3.66m) With range of fittings, comprising double bowl Butlers sink with mixer tap and storage cupboard below. Further range of cupboards and drawers with solid wooden working surfaces over, built-in eyelevel electric double oven with cupboards above and below, four ring gas hob with stainless steel cooker hood over, washing machine and dishwasher included, wall mounted combination gas boiler (installed october 2023), radiator, space for table, space for fridge freezer double glazed window overlooking the rear with glimpses through to Egerton Park.



### Bedroom 1

15' 0" x 9' 10" (4.57m x 3.00m) With built-in double wardrobe, radiator, double glazed window facing in a southerly direction and enjoying wonderful sea views.

### Bedroom 2

16' 7" x 9' 10" (5.05m x 3.00m) With built-in double wardrobe, radiator, wash hand basin with storage cupboard below, double glazed window with outlook to the rear having glimpses of Egerton Park.

### Shower Room

Refitted shower room with large double shower with glass screen, chrome fittings with overhead shower and additional hand shower, retractable seat and hand grips. Pedestal wash and basin. Low-level WC. Chrome ladder radiator, two frosted glass double glazed windows.

### Outside

The property has a private lockable walk in storage cupboard 7'4" x 3'3" and to the rear is a single garage which is part of a block.

### Garage

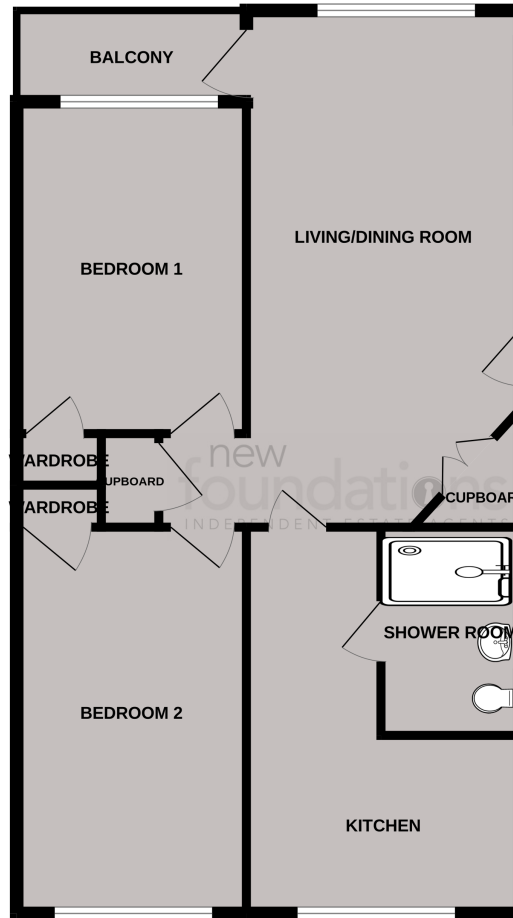
16' 1" x 8' 9" (4.90m x 2.67m) with white up and over door (as seen in photo)

### NB

We have been advised that the property will be sold with a share of the freehold. The property is held on a 999 year lease and there is no ground rent payable. The current maintenance per annum is £4084.

# FLOORPLAN

GROUND FLOOR  
818 sq.ft. (76.0 sq.m.) approx.



TOTAL FLOOR AREA : 818 sq.ft. (76.0 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	78
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

