



Garden Flat 9 Park Road, Bexhill-on-Sea, East Sussex TN39 3HY



PROPERTY DESCRIPTION

A superbly presented two bedroom split-level GARDEN FLAT situated adjacent to Egerton Park and within a short stroll of both the seafront and town centre. On the lower ground floor this fine property has accommodation comprising; PRIVATE ENTRANCE leading to the spacious entrance hall, bay fronted lounge, large master bedroom, steps down to a further hallway which in turn leads to bedroom two. On the upper floor there is a stunning bath/shower room and a remarkable kitchen/diner. The property also boasts a PRIVATE rear garden which can be accessed from the kitchen and parking to the rear of a first come first served basis. EPC - D.

FEATURES

- Two Bedroom Garden Apartment
- Split Level Accommodation Across Two Floor
- Situated Adjacent To Egerton Park
- Remarkable Kitchen/Dining Room
- Private Entrance
- Immaculate Presentation and Decoration
- Walking Distance To Bexhill Seafront And Town Centre
- Stunning & Modern Bath/Shower Room
- Parking To The Rear On A First Come First Served Basis
- Council Tax Band - A





ROOM DESCRIPTIONS

Entrance

Steps leading down to a gated private entrance vestibule, tiled floor and meter area. Double glazed front door to the inner hallway with cloaks hanging space. Further door leading to the main entrance hall with Karndean flooring, radiator, dado rail. Lower hallway with telephone points, radiator, under stairs storage space and Karndean flooring.

Lounge

19' 2" into bay x 16' 6" (5.84m x 5.03m) With double glazed bay windows overlooking the front of the property, feature wooden fire surrounds with cast iron insert, TV point, two radiators, picture rail, ceiling cornicing.

Bedroom One

13' 1" x 12' 8" (3.99m x 3.86m) Double glazed window overlooking the rear of the property, radiator, two built -in single wardrobes.

Bedroom Two

11' 10" x 9' 0" (3.61m x 2.74m) Occasional bedroom 2 having double glazed window, radiator, airing cupboard housing hot water tank, spotlights.

Upper Hallway

Stairs rising to the upper hallway with Kardean flooring, fire exit to the communal hallway, dado rail, spotlights.

Kitchen

13' 4" max x 13' 0" (4.06m x 3.96m) A beautifully re-fitted dual aspect room with double glazed windows to the side and rear and door to the side leading to the private garden, a range of working surfaces with inset ceramic sink and drainer unit with mixer tap, inset four ring electric hob, a range of matching wall and base cupboards with fitted drawers, built-in appliances including; eye level double electric oven, fridge/freezer, radiator.

Bathroom

Double glazed patterned window to the side, a stunning re-fitted four price suite comprising; large walk in shower cubicle with glass screen and chrome fittings, low-level WC, panelled bath with mixer tap and shower attachment, pedestal wash hand basin, radiator, tiled flooring and part tiled walls, spotlights, extractor fan.

Outside

The property enjoys private rear garden with direct access from the kitchen to a patio area with flower and shrub borders, screened by fencing. There is also a large area of decking, screened by fencing. Rear pedestrian gate leading to parking which is on a first come first serve basis. To the front of the property there is also a small area garden.

NB

We have been verbally advised of the following; Payment for buildings insurance and communal electric - £286.70.

99 year lease from 2023.



FLOORPLAN

LOWER GROUND FLOOR

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.
Made with Metropix 5/2024

