



21a Egerton Road, Bexhill-on-Sea, East
Sussex TN39 3HJ



PROPERTY DESCRIPTION

A character 2 bedroom ground floor flat with PRIVATE GARDEN and PARKING situated in this sought after location a short distance from the seafront and located opposite Egerton Park. Entrance hall, sitting/dining room overlooking the garden, Shower room, Refitted kitchen, gas boiler and radiators. Share of freehold. EPC-D

FEATURES

- Character 2 Bedroom Ground Floor Flat
- Private Garden
- Off Road Parking
- Refitted Kitchen and bathroom
- Close Seafront and Town Centre
- Opposite Egerton Park
- Gas Boiler and Radiators
- Share of Freehold
- Council Tax Band B





ROOM DESCRIPTIONS

Entrance

Communal front door leading to the communal entrance hall, private front door to entrance hall with three stairs leading to lower hallway.

Sitting Room

15' 10" x 11' 3" (4.83m x 3.43m) A south facing room with wood flooring, radiator, wooden fire surround with fitted Log burner and hearth, picture rail and ceiling cornices.

Dining Room/Garden Room

15' 8" x 7' 1" (4.78m x 2.16m) Having wood effect flooring, radiator, double glazed window, and double glazed patio doors with a southerly aspect overlooking the rear garden.

Newly Fitted Kitchen

8' 0" x 7' 5" (2.44m x 2.26m) Single bowl sink unit with mixer tap and cupboards under, built in dishwasher, working surface with built in four ring induction hob with oven/Combi microwave oven below with storage to either side, extractor hood over, tiled splash back, wall mounted gas boiler, space for fridge freezer, under floor heating, further work surface with cupboards under and matching wall mount of cupboards over, door to seller.

Inner Lobby.

Storage cupboard with plumbing for washing machine.

Bedroom 1

13' 10" x 10' 7" (4.22m x 3.23m) Double glazed bay window with outlook to the front of the property, double built in wardrobe, radiator.

Bedroom 2

11' 0" x 11' 0" (3.35m x 3.35m) Having double glazed window with a south aspect overlooking the garden, radiator.

Shower Room

Fitted with P shaped bath with mixer tap and shower attachment, low-level WC, wash hand basin with mixer tap and cupboard under, extractor fan, tiled walls, spotlight.

Outside

The property has the benefit of the private front garden.
The principal area of gardens are located to the rear with a Southerly aspect with area of decking, small area of lawn with flower and shrub borders, gated rear access, giving access to the parking space.

Parking

Located to the rear of the property.

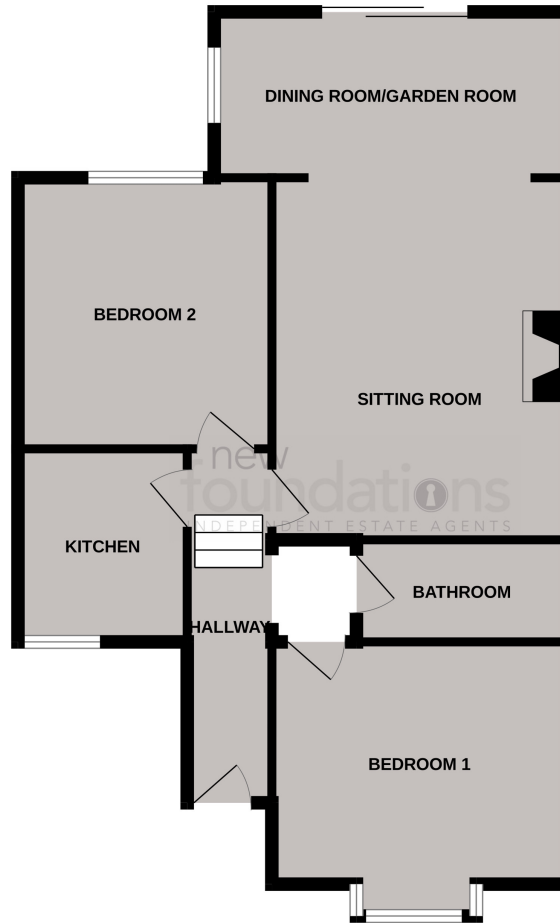
NB

We have verbally been advised that the Vendor is arranging for the lease to be extended to 999 years and the property also benefits from a share in the freehold.



FLOORPLAN

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.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

