



Flat 4, 22 Park Road , Bexhill on Sea , Bexhill on Sea, East Sussex, TN39 3HZ

Spacious Top Floor Apartment With Stunning Views Across Egerton Park £209,950 - Leasehold Share of Freehold

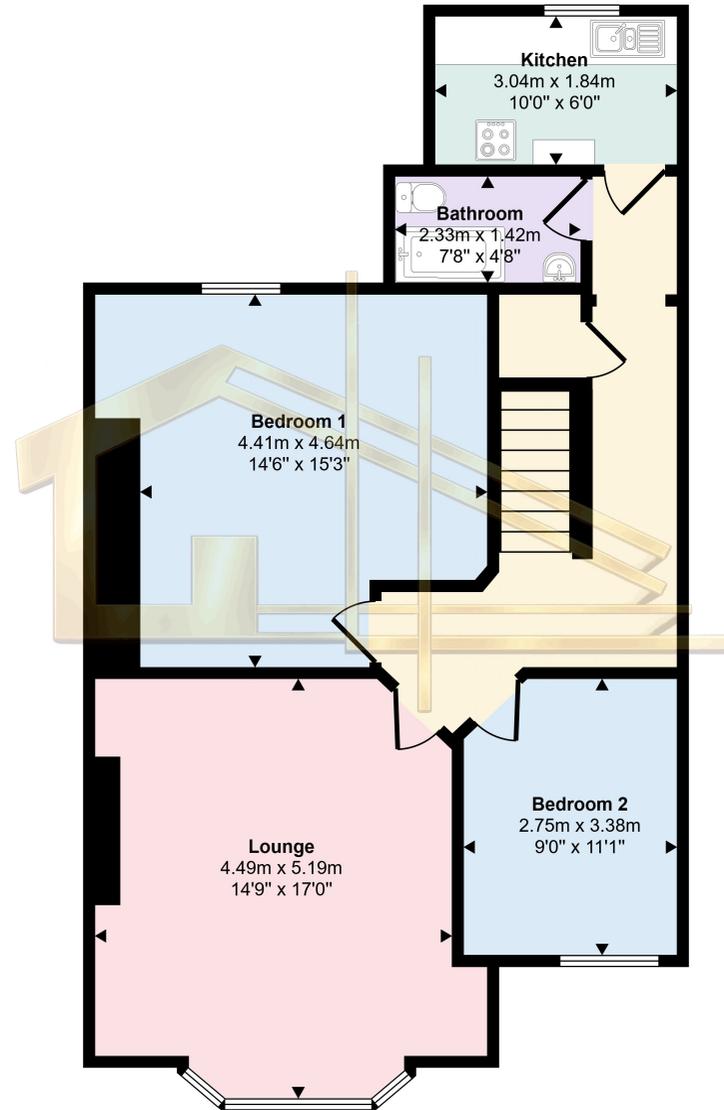




The Property Cafe are delighted to offer for sale this spacious, well presented top floor 2 bedroom converted flat located in Bexhill Town Centre. Accommodation consists of; A well kept communal entrance hall with stairs leading up to the flat entrance that can be found on the first floor. an inner stair case leads up to a Spacious landing/ hall which would offer an ideal space for a study area and leads through to all rooms to include; A spacious and bright lounge/diner with a large double glazed bay window with amazing views looking across Egerton Park. The lounge area gives ample space to entertain and relax and you will note from the floor plan that there is two good size bedrooms. To the rear of the apartment is a modern kitchen and bathroom. Externally there is a Garage Style Store to the rear that is in need of attention (accessed via a rear access road leading off Wickham Ave). Additional benefits include: Double glazing, gas central heating, fitted carpets.



Approx Gross Internal Area  
80 sq m / 857 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**Bedrooms:** 2  
**Receptions:** 1  
**Council Tax:** Band A  
**Council Tax:** Rate 1985.16  
**Parking Types:** None.  
**Heating Sources:** Central. Double Glazing.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** D (68)  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** FTTC.  
**Accessibility Types:** Not suitable for wheelchair users.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

A Spacious Top Floor Apartment \* Two Good Size Double Bedrooms \* Large inner entrance hall & landing \* Stunning Views Across The Park \* A Spacious Lounge Diner With Stunning Views \* A Fitted Kitchen & Bathroom \* Well Presented & Decorated Throughout \* Central Heated & Double Glazed \* Useful Garage Style Store To The Rear \* Sought After Town Centre Location \* Close To Station \* Viewing Highly Recommended \* Call Our Bexhill Team On 01424 224488





The property is situated within easy walking distance of Bexhill Town Centre which offers an excellent range of independent shops and amenities serving the local residents. Within the Town Centre you will find all the shops general facilities that you may need daily, most are independently owned and have been in existence for many years but of course there are also some excellent main shopping facilities. You will find an excellent Doctors surgery, various dentist, excellent local pubs and restaurants, a main pharmacy & main post office. There is a regular bus services close by with services to Eastbourne and Hastings and both Collington & Bexhill Mainline stations are also close by providing excellent direct services routes to Gatwick, Ashford International & Central London.

- Spacious Top Floor Apartment
- Two Good Size Double Bedrooms
- Large inner entrance hall & landing
- Stunning Views Across The Park
  - Spacious Lounge Diner
  - Modern Kitchen & Bathroom
- Well Presented & Decorated Throughout
  - Viewing Highly Recommended
- Close By To Bexhill Town Centre & Seafront
  - C. Heated & Double Glazed
  - Garage Style Store To The Rear
  - Sought After Town Centre Location