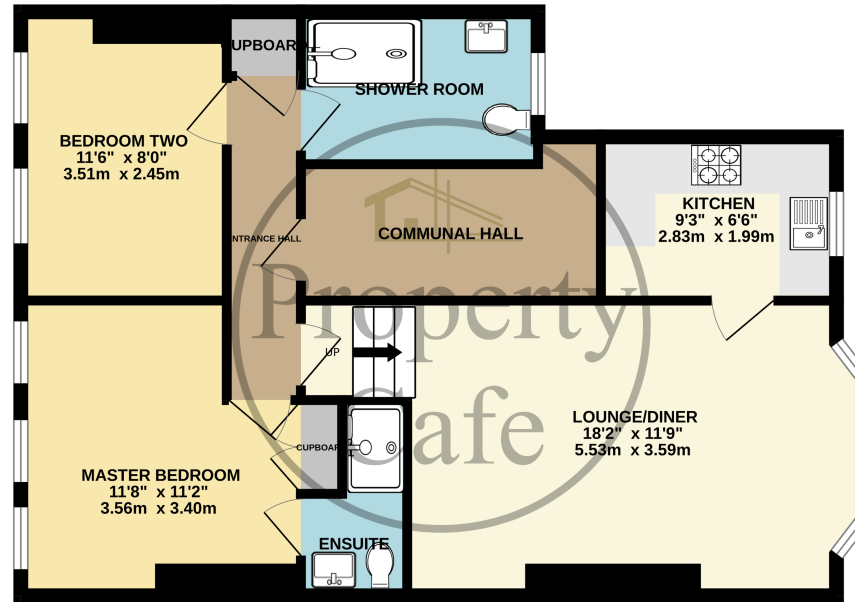




Flat 2, 35 Egerton Road, Bexhill-on-Sea, East Sussex, TN39 3HJ
£1,100 pcm

GROUND FLOOR
687 sq.ft. (63.8 sq.m.) approx.



TOTAL FLOOR AREA : 687 sq.ft. (63.8 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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Property Cafe are delighted to offer for let this immaculately presented first floor flat situated in the sought after residential location on the outskirts of Bexhill town centre overlooking Egerton park and just a short distance to the seafront promenade, mainline railway station and the towns fantastic array of shopping outlets, bars and restaurants. Internally the accommodation comprises; Entrance hallway leading onto a spacious lounge/diner with a large bay front window offering ample space to relax and entertain guests, whilst overlooking the beautifully maintained Egerton park, there is a modern fitted kitchen with integrated oven and hob and space for washing machine and tall fridge freezer. to the rear of the property offers a modern family shower room with low level W.C and vanity sink, a good size double bedroom and the master double bedroom with fitted illuminated wardrobes and en-suite shower room. This fantastic property has recently been redecorated in modern colours and offers bright and airy accommodation throughout whilst benefiting from gas fired central heating and full double glazing. A minimum annual income of £34,500 is required to be eligible for this property and internal viewings are highly recommended. For additional information or to arrange your internal viewing, please contact our Bexhill office on 01424 224488 Option 2.



- Two double bedrooms.
- Master shower room & ensuite shower room.
 - First floor flat to let.
 - Overlooking Egerton Park.
 - Close to Town centre and mainline railway station.
- Gas central heating and double glazing.
- Modern fitted kitchen with oven and hob.
- Spacious lounge/diner.
- Available now on a long let
- Recently redecorated in modern colours.