



Flat 3, 35 Egerton Road, Bexhill-on-Sea, East Sussex, TN39 3HJ
Generous One Bedroom 2nd Floor Apartment In A Sought After Location £176,950 - Leasehold





Property Cafe are delighted to present to the market this well proportioned One bedroom, Top floor apartment with views overlooking Egerton Park.

Accommodation and benefits include; A secure communal entrance area; Once in the flat a pleasant organised split level kitchen arrangement with views of the park; Fitted kitchen with an integrated oven & hob integrated dishwasher and freestanding washing machine; One spacious double bedroom positioned at the rear of the flat, the master offering storage space built into the eaves. The lounge offers a southerly aspect allowing a breadth of natural light throughout. Modern fitted bathroom comprising of walk in overhead shower, wash basin & WC. Externally this property boasts views from velux windows overlooking Egerton Park and accommodating permit parking within the local area, we recommend you view at your earliest convenience.

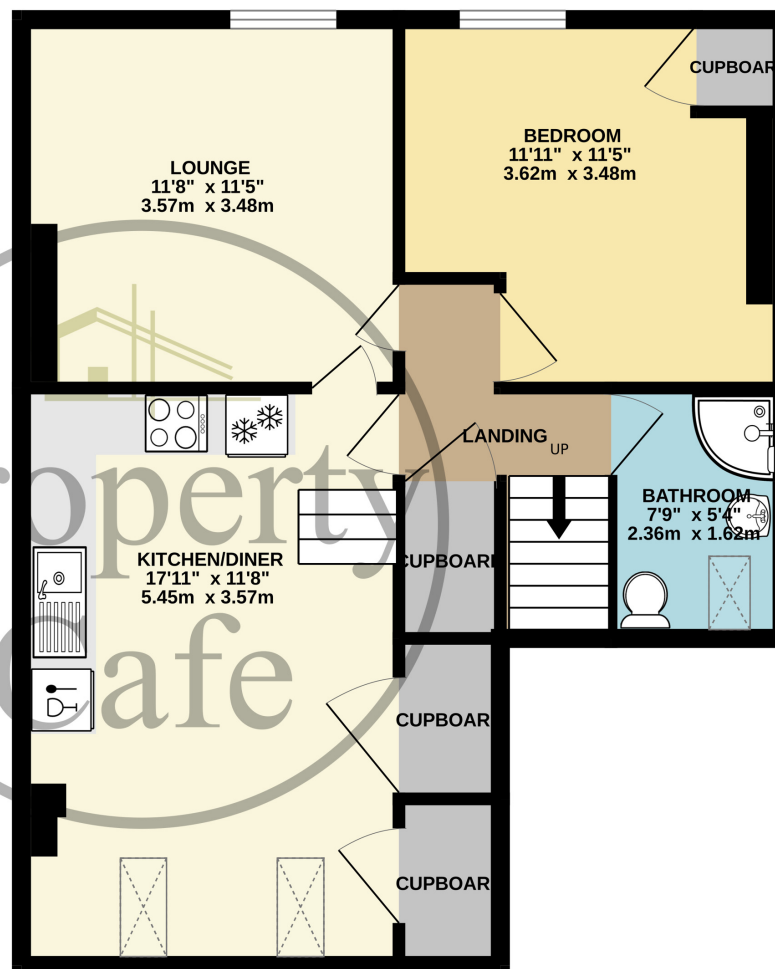
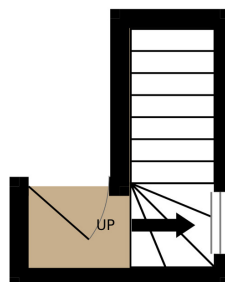
Perfectly located, the property is within walking distance of Egerton Park, the seafront, Bexhill town centre, and the mainline railway station with direct links to London and Brighton. This makes it an ideal purchase for first-time buyers, downsizers, or investors alike. Early viewing is highly recommended.

Remaining lease length - 900+ years * Service Charge - TBC * Ground Rent - TBC



FIRST FLOOR
34 sq.ft. (3.1 sq.m.) approx.

2ND FLOOR FLAT
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA : 625 sq.ft. (58.1 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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Bedrooms: 1
Receptions: 2
Council Tax: Band A
Council Tax: Rate 1701.55
Parking Types: On Street. Permit.
Heating Sources: Double Glazing. Electric.
Electricity Supply: Mains Supply.
EPC Rating: D (60)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
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		76
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



At Property Café we believe it important to give clear and straight forward advice to both buyers and sellers alike. Whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person; with this in mind we have developed a unique lounge style environment that allows you the time and space to discuss your requirements with us in detail and enjoy your property search in comfort. Our trained consultants look forward to meeting you.





The property is situated right in the heart of Bexhill town centre only a matter of steps from the manicured seafront, promenade and Egerton Park. Bexhill which offers an excellent range of independent shops and amenities serving the local residents, the superb De La Warr Pavilion regularly featuring bands, shows and international artists. You will find all the general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years, an excellent Doctors surgery & dentist, vibrant local pubs and restaurants, a pharmacy & main post office. There are regular bus stops close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.

- One Bedroom Top Floor Flat for Sale
 - Sought After Town Centre Location Extremely Close To Egerton Park & The Beach
 - Spacious Kitchen/Diner
 - Ample Storage Throughout
 - Spacious & Naturally Bright Throughout
- Split Level Accommodation
 - Modern Kitchen & Bathroom
 - Views across Egerton park
 - Secure Communal Entrance
 - Viewing Highly Recommended