

£240,000 Share of Freehold



Flat 4, 25 Park Road, Bexhill-on-Sea,
East Sussex TN39 3HZ



PROPERTY DESCRIPTION

Situated in this most sought after road opposite Egerton Park a spacious and well presented two double bedroom top (2nd floor) flat enjoying delightful views of the park with glimpses of the sea and South downs beyond. Other notable features include bright and airy accommodation with high ceilings, modern kitchen and bathroom fittings, gas boiler and radiators, share of freehold and to be sold CHAIN FREE. EPC - Awaited

FEATURES

- Two Double Bedroom Top Floor Apartment
- Sought After Location Opposite Egerton Park
- Enjoying Delightful Views
- Sole Use Of Loft Space
- Very Well Presented Accommodation
- Very Close Walking Distance To Bexhill Seafront
- Share of The Freehold and Long Lease
- Recently Installed Combination Boiler (4 Years Old) With New Radiators Throughout
- TO BE SOLD CHAIN FREE
- Council Tax Band - A





ROOM DESCRIPTIONS

Communal Entrance Hall

Communal door with Communal stairs leading to second floor landing.

Entrance Hall

Private front door leading to private entrance hall

Living Room

17' 0" x 12' 8" (5.18m x 3.86m) plus recesses, With radiator, tv aerial point, large westerly facing bay window with delightful views over Egerton Park with glimpses of the sea and South Downs in the distance.

Kitchen

8' 7" x 6' 6" (2.62m x 1.98m) Recently fitted with range of units comprising single drainer sink unit with mixer tap and cupboard under, further range of cupboards and drawers with working surfaces over, range of matching wall mounted cupboards, built-in electric oven, four ring gas hob with extractor hood over, space for slimline dishwasher, part tiling to walls, ceiling spotlighting, double glazed window with outlook to rear, floor level electric heater.

Bedroom 1

14' 2" x 12' 0" (4.32m x 3.66m) to fronts of wardrobes. With ample storage having two double wardrobes and a single shelved cupboard, plus further built in cupboard, radiator, double glazed window to the rear.

Bedroom 2

9' 9" x 8' 11" (2.97m x 2.72m) With ceiling spotlights, radiator, double glazed window enjoying delightful outlook over Egerton Park.

Bathroom

With modern white suite comprising panelled bath with mixer tap and shower attachment with concertina shower screen, wash basin with mixer tap and storage cupboard below, low level WC, Part tiled walls, radiator, space for washing machine, shaver point, built-in storage cupboard housing wall mounted combination gas boiler with shelving above, ceiling spotlighting, frosted glass double glazed window

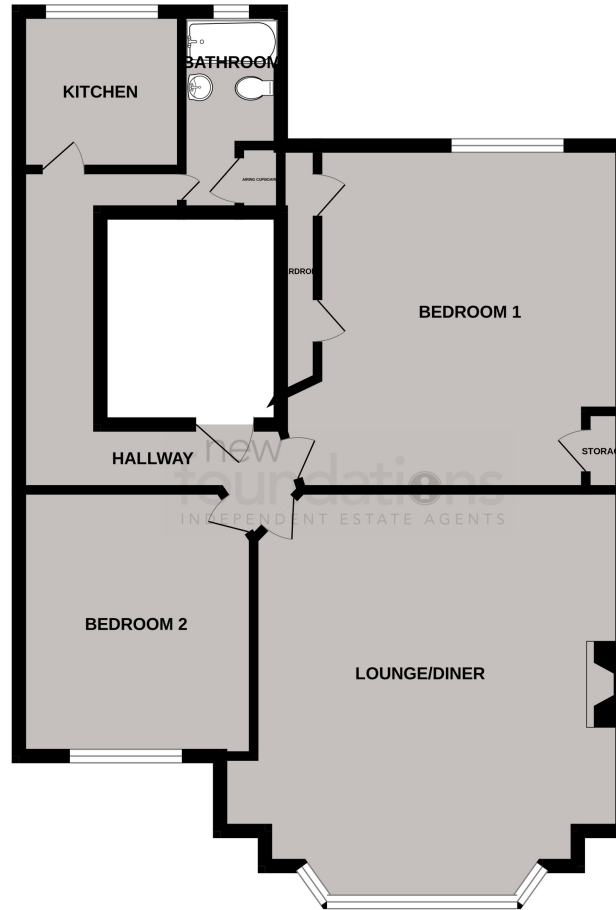
NB

We have been advised by the vendor that the property enjoys a 1/4 share of the freehold, the maintenance is £70 per month, there is no ground rent payable, and will be held on a 999 year lease.



FLOORPLAN

TOP 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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