



Flat 51, 2 The Landmark, Egerton
Road, Bexhill-on-Sea, East Sussex
TN39 3HH



PROPERTY DESCRIPTION

CHAIN FREE. An incredibly bright and spacious three bedroom fifth floor (with lift access) seafront apartment ideally located within the town centre of Bexhill with its array of bars restaurants and cafe's whilst also being within walking distance to Egerton Park and the mainline railway station with links to Brighton, London and Ashford. The accommodation comprises; communal entrance hall with stairs and lift rising to the fifth floor, private entrance hall, amazing lounge/dining room with curved window offering panoramic views over the De La Warr and across the English Channel whilst also having access to one of the balconies, modern kitchen with integrated appliances, three bedrooms all with sea views and the master having a re-fitted en-suite shower room and bedroom two having doors leading to the second balcony and a further family bathroom. There is an allocated underground parking space. EPC - C

FEATURES

- A Very Special Three Bedroom Seafront Apartment
- Amazing Lounge With Panoramic Views Towards The Sea And Over The De La Warr Lawns
- Two Balconies
- Lift Access
- Underground Parking
- Town Centre Location & Within Walking Distance To Egerton Park
- Vacant Possession
- Master Bedroom With En-Suite
- Chain Free
- Council Tax Band - E





ROOM DESCRIPTIONS

Communal Entrance

Accessed via communal front door, lift and stair rising to the fourth floor and descending to the parking area.

Entrance Hall

Accessed via private front door, cupboard housing electric boiler, two radiators, entryphone handset, two further cupboards one housing plumbing for washing machine and air circulation unit, telephone point.

Incredible Lounge/Dining Room With Panoramic Views

27' 8" x 15' 11" (8.43m x 4.85m) A stunning, bright and spacious room with double doors leading to one of the balconies, further multiple windows offering amazing viewings across the English Channel and over the De La Warr, spotlights, two radiators, television point, telephone point.

Balcony One

With views towards the English Channel and over the De La Warr.

Kitchen

10' 0" x 9' 5" (3.05m x 2.87m) Glazed internal window to the lounge which also has views over the English Channel from the lounge windows, a contemporary kitchen comprising; a range of working surfaces with inset one and half bowl sink unit and mixer tap, inset four ring electric hob with stainless steel extractor fan and splash-back, a range of matching wall and base cupboards with deep pan drawers, built-in fridge/freezer, eye level electric oven and dishwasher

Bedroom One

13' 9" x 13' 1" (4.19m x 3.99m) Double glazed windows with views across the English Channel and over the De La Warr, spotlights, radiator, built-in wardrobes with mirrored doors.

En-Suite

A modern and re-fitted room comprising; large walk-in shower cubicle with screen, handheld attachment and shower over, low level WC with concealed cistern, wash hand basin with mixer tap and cupboard under, chrome heated ladder style towel rail.

Bedroom Two

12' 10" x 10' 1" into wardrobes (3.91m x 3.07m into wardrobes) Double glazed double doors leading to the second balcony and with amazing views across the English Channel and over the De La Warr lawns, spotlights, radiator, built-in wardrobes.

Balcony Two

Offering views across the English Channel and towards Beachy Head.

Bedroom Three

12' 6" x 7' 7" (3.81m x 2.31m) Double glazed window with views across the English Channel and over the De La Warr Lawns, spotlights, radiator.

Bathroom

A three piece suite comprising; large panelled bath with fitted screen, shower over and chrome controls, low level WC with concealed cistern, wash hand basin with mixer tap, chrome heated ladder style towel rail, shaver point.

Parking

Allocated space number 37 on level -1.

NB

We have been advised of the following;

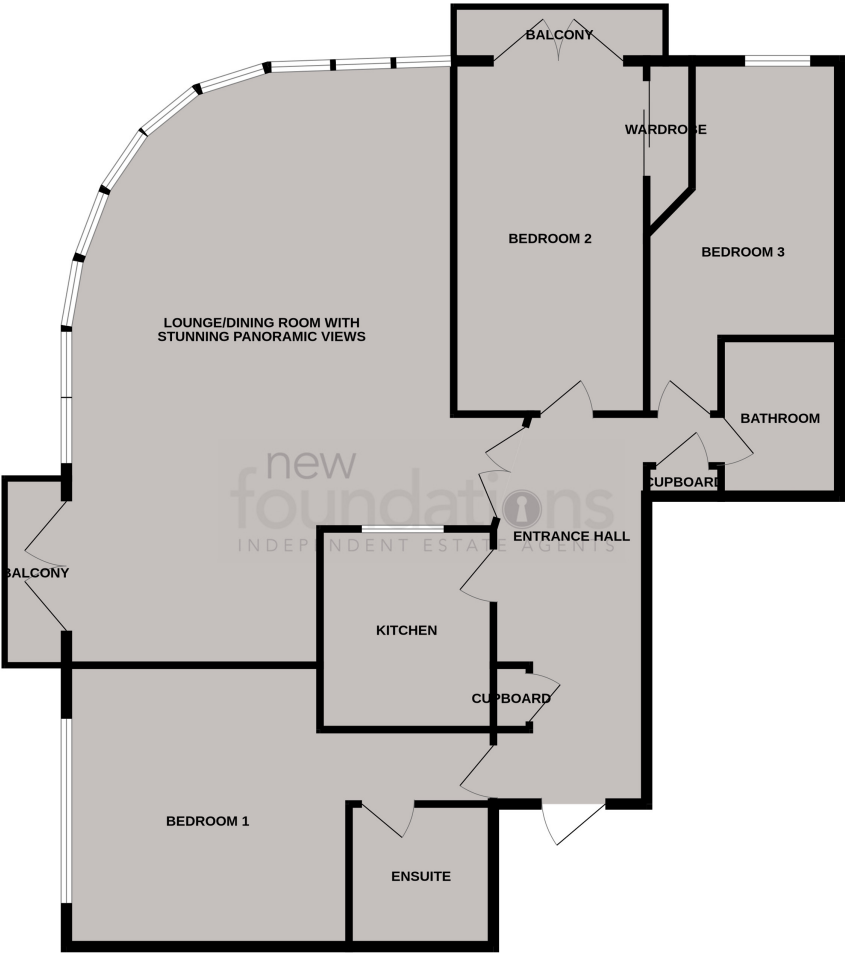
125 year lease from 2011

Service Charge 01/01/2025 - 31/12/2025 - £4943.56

Ground Rent - TBC

FLOORPLAN

FOURTH 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.
Made with Metropix ©2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

