



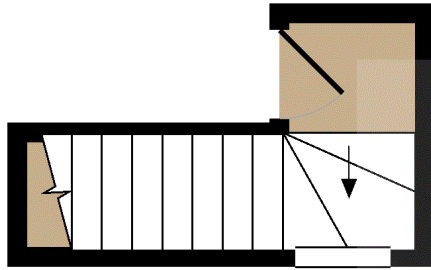
Flat 3, 37 Egerton Road, Bexhill On Sea, East Sussex, TN39 3HJ  
Two Bedroom Top Floor Apartment In Sought After Location Close To Egerton Park \* Town Centre & Seafront £167,500



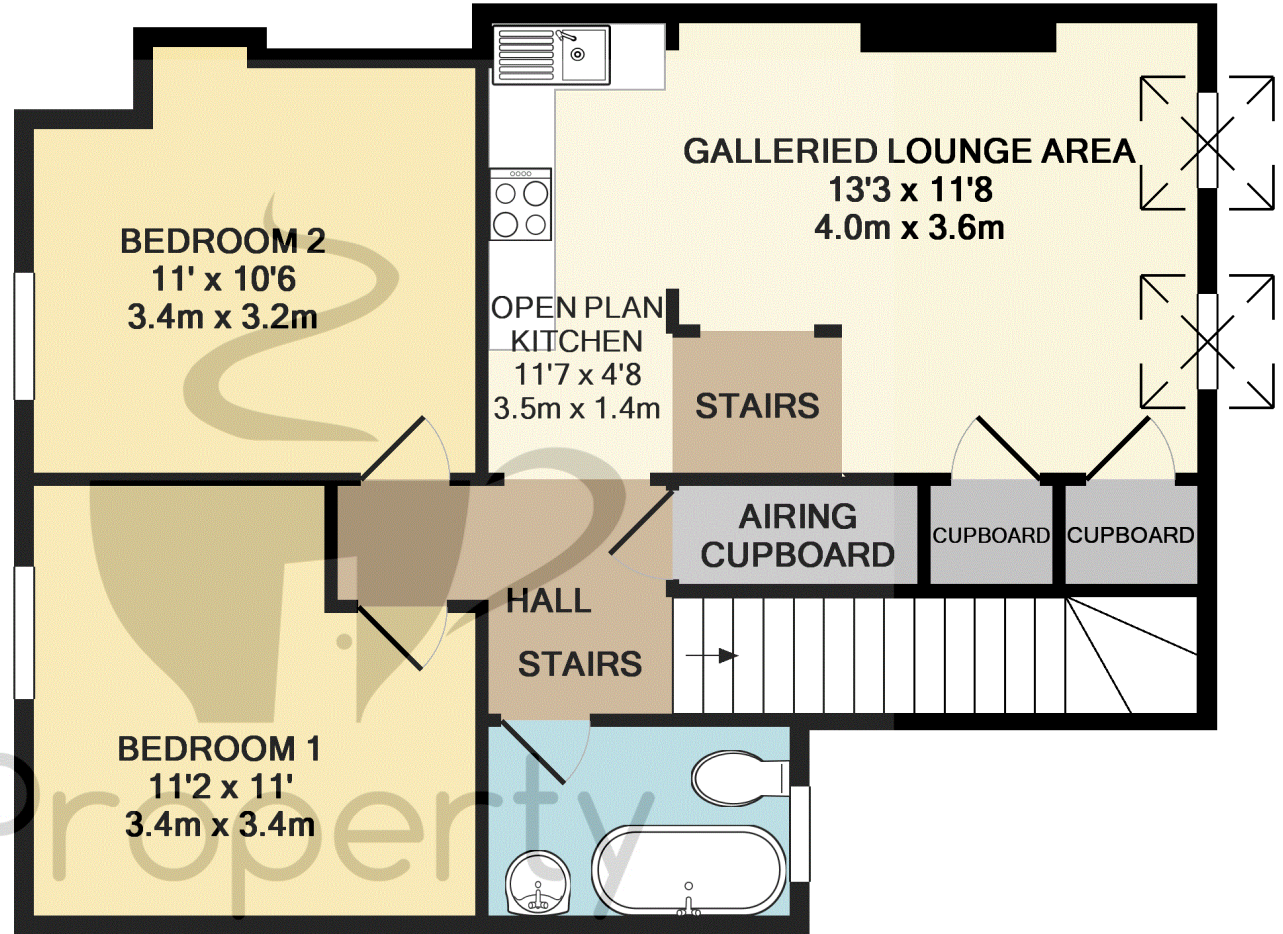


Property Café is delighted to offer For Sale this well presented Two Bedroom Split Level Top Floor Apartment. The property is ideally situated close to Bexhill town centre with its array of shops, the towns railway station and the seafront. Internally the property benefits from: A communal entrance door with inner stairs to the first floor & flat entrance door. An inner stair case leads to the landing area with access to: A split level reception room with open plan modern fitted kitchen area with a good range of units & work surface space: stairs lead to a galleried reception area with ample space to relax & skylight window with views across Egerton Park. You will note that both bedrooms are a good size & there is a modern fitted bathroom. The property is available to let immediately and internal viewings are highly recommended.





1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Offered For Sale A Top Floor Loft Style Apartment \* Split Level Lounge-Kitchen \* Two Good Size Bedrooms \* A Modern Fitted Bathroom \* A Well Presented Apartment Throughout \* Sought After Location Close To Seafront & Egerton Park \* Residents Parking Zone \* Electric Storage Heating \* Double Glazed Widows \* Neutral Decoration \* Ample Storage Throughout \* Internal Viewing Recommended \* Sols With No Chain \* Long Lease & Low Maintenance Charges \* Please call Our Sales 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 on a daily basis, 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.

- Top Floor Loft Apartment
- Split Level Lounge-Kitchen
- Two Good Size Bedrooms
- Modern Fitted Bathroom
- Well Presented Throughout
  - Sought After Location
  - Close To Seafront & Park

- Electric Storage Heating
- Neutral Decor & Carpets
- Double Glazing Throughout
- Internal Viewing Recommended
- Excellent Additional Scope & Potential
  - Offered With NO CHAIN!
  - Please call 01424 224488