



**Egerton Road Bexhill-on-Sea East Sussex TN39 3HJ**

**£260,000 Freehold**

A rarely available and spacious two bedroom maisonette spanning three floors and with its own private entrance. The property is situated in a highly sought after position right opposite Egerton Park and one road back from the seafront. The accommodation comprises; private entrance with stairs rising to the first floor. On the first floor there is a bay fronted lounge with views across Egerton Park, a good size kitchen/diner, former kitchen now used as a work room but could be used as an office/bedroom, utility room and family bathroom. On the second floor are two bedrooms with the master benefitting from a large eaves cupboard and shower room. The property is to be sold with the freehold to the building and GARAGE located at the rear of the property. EPC - TBC.