



37a Park Road, Bexhill-on-Sea, East
Sussex TN39 3HX



PROPERTY DESCRIPTION

A very spacious two bedroom lower ground floor SEAFRONT flat. The property is within walking distance of Egerton Park, the iconic De La Warr Pavilion and Bexhill Town Centre. The accommodation comprises; PRIVATE front and rear entrances, spacious entrance hall, dual aspect 24' lounge/dining room, modern fitted kitchen, two bedroom with the master having two dressing areas and a modern bathroom. Outside there is an area of private patio. To be sold with the remainder of a long lease and CHAIN FREE. EPC - C.

FEATURES

- Two Bedroom Lower Ground Floor Flat
- Situated On Bexhill Seafront
- Short Walk To Egerton Park & De La Warr Pavilion
- 24' Double Aspect Lounge/Dining Room
- Chain Free
- Private Front And Rear Access
- Master Bedroom With Two Walk-In Wardrobes
- Modern Kitchen & Bathroom
- Area Of Garden To The Front
- Council Tax Band - B





ROOM DESCRIPTIONS

Private Entrance

Accessed via private entrance door, radiator, built-in cupboard.

Lounge/Dining

24' 4" max x 18' 9" max (7.42m max x 5.71m max) Double glazed windows to the southerly and westerly elevations, two radiators.

Kitchen

14' 3" max x 8' 11" max (4.34m max 2.72m max) Window and door to the rear with the latter providing level access into the flat, a modern and re-fitted kitchen comprising range of matching wall and base units, a range of laminated working surfaces with inset single drainer stainless steel sink unit with mixer tap and tiled splashbacks, range style cooker, dishwasher, washing machine, fridge/ freezer.

Bedroom One

16' 5" x 11' 10" (5.00m x 3.61m) Double glazed windows to the front and side elevation, two walk-in wardrobes with hanging rails and shelving space, two radiators.

Bedroom Two

10' 2" x 7' 11" max (3.10m x 2.41m max) Double glazed window to the side, built-in wardrobes, cupboard housing boiler, single radiator.

Bathroom

10' 2" x 4' 7" (3.10m x 1.40m) Window to the side, a modern suite comprising; panelled bath with shower attachment, shower screen and mixer tap, pedestal wash hand basin, low level WC, radiator.

Outside

To the front there is a private area of patio.

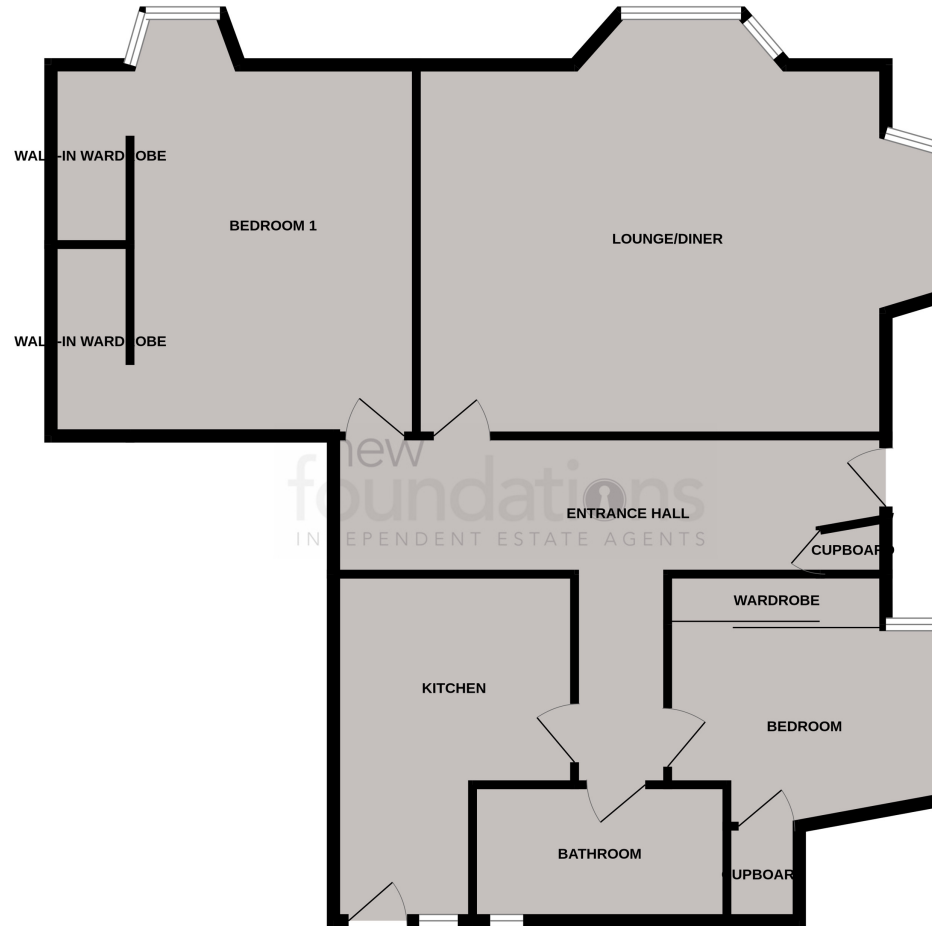
NB

965 years remaining on the lease
£916.43 service charge per annum
Pets are not permitted



FLOORPLAN

GROUND FLOOR



new foundations
INDEPENDENT ESTATE AGENTS

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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		70	79
EU Directive 2002/91/EC			

