



  
**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

**£199,950** Park Road, Bexhill-on-Sea TN39 3HY  
🛏️ 1 Bedroom 🚿 1 Bathroom 📺 1 Reception



## AT A GLANCE...

Bexhill Estates are delighted to offer this spacious, lower ground floor apartment for sale with use of both front & rear gardens. Boasting accommodation over 87 square meters, the apartment forms part of this bay-fronted Victorian converted property adjacent to Egerton Park. It is situated on a popular road within walking distance of the seafront promenades, De La Warr Pavilion, Bexhill town centre and mainline railway stations. The apartment is accessed via its own private entrances at both the front and rear, offering accommodation in brief, comprising; a spacious split-level entrance hall that leads to the sizeable lounge/diner with a feature bay window, fireplace and ample space for both living room and dining room furniture. The double bedroom offers pleasant views of plantings in the rear garden and built-in wardrobes. Stairs lead up to the kitchen/breakfast room with a range of wall units, base units and laminated work surfaces. There is space for a breakfast table, kitchen appliances and there is a lobby leading out to the rear garden and parking. The bathroom suite comprising; a panelled bath with a shower over, a wash hand basin, a low-level WC and built-in storage shelves. Furthermore, the apartment benefits from plenty of storage space, including; a large under stairs cupboard and a large storage space in the entrance lobby. The apartment is being sold with a share of the freehold and a remaining lease term of 954 years.



### Key Features:

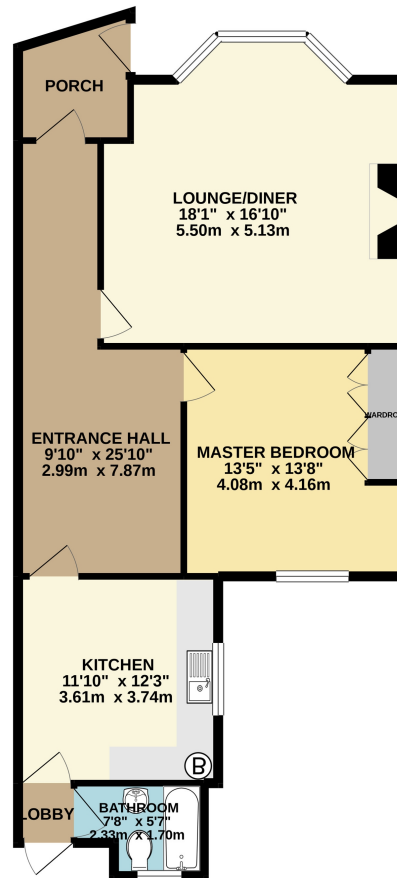
- Lower Ground Floor Apartment
- Share Of Freehold
- One Allocated Parking Space
- Remaining Lease Term Of 954 Years
- One Double Bedroom
- Low Maintenance Costs
- Walking Distance To Seafront Promenades, Local Amenities & Train Stations
- Use Of Front & Rear Gardens

Flat 1, 14 Park Road, Bexhill-on-Sea, East Sussex, TN39 3HY

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GROUND 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	74	78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

#### LOCATION -

The apartment is situated on a popular road adjacent to Egerton Park. The seafront promenades, De La Warr Pavillion and Bexhill town centre are all within walking distance, and Bexhill mainline railway station is just 0.5 miles away with regular routes into Hastings, Eastbourne, Brighton, Gatwick & London Victoria.

#### Lease & Maintenance Information -

Tenure - 1/4 share of freehold  
 Lease Term - 999 years from 1977 - 952 years remaining  
 Maintenance Charge - Currently as and when required  
 Ground Rent - N/A  
 Building Insurance contribution - £1150.96 for 2024, divided between the four flats, £287.74 for each flat per annum.

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