

£260,000 Freehold



29b Egerton Road, Bexhill-on-Sea,
East Sussex TN39 3HJ



PROPERTY DESCRIPTION

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.

FEATURES

- Characterful Maisonette With Private Entrance
- Spacious Accommodation Spanning Two Floors
- Sought After Location Opposite Egerton Park & One Road Back From The Seafront
- Master Bedroom With Large Eaves Cupboard That Has Potential (Subject To The Usual Consents)
- Bay Fronted Lounge With Views Of The Park
- Family Bathroom On The First Floor
- Shower Room On The Second Floor
- Freehold To The Entire Building
- Garage To The Rear
- Council Tax Band - B





ROOM DESCRIPTIONS

Private Entrance

Accessed via private front door, stairs rising to the first floor, gas meter, fuse box.

First Floor Landing

Double glazed window to the side and velux window, radiator.

Lounge

17' 11" x 11' 2" (5.46m x 3.40m) Double glazed bay window to the front overlooking Egerton Park, ceiling coving, picture rail, feature fireplace with inset multi-field burner, radiator.

Kitchen

15' 10" x 11' 2" (4.83m x 3.40m) Large double glazed window to the rear which is south facing, ceiling coving, picture rail, radiator, a range of working surfaces with inset butler sink, space for cooker with stainless steel splashback and extractor fan over.

Former Kitchen Now Work Room

10' 9" x 8' 0" (3.28m x 2.44m) Double glazed window to the rear, sink unit, radiator.

Utility Room

7' 5" x 4' 8" (2.26m x 1.42m)

WC

Double glazed frosted glass window to the rear, high chain WC, wash hand basin.



Bathroom

8' 4" x 6' 3" (2.54m x 1.91m) Double glazed frosted glass window to the front, a fitted suite comprising; panelled bath with overhead shower attachment, wash hand basin, part tiled walls, radiator, cupboard housing wall mounted gas fired boiler.

Second Floor Landing

Doors to bedrooms one, two and shower room.

Bedroom One

15' 10" x 11' 3" (4.83m x 3.43m) Double glazed window to the rear, picture rail, radiator, door to large eaves cupboard which offers scope for further development subject to the usual consents.

Bedroom Two

10' 9" x 10' 5" (3.28m x 3.17m) Double glazed window to the rear, radiator

Shower Room

Low level frosted glass window to the front, low level WC, wash hand basin, corner shower cubicle with electric shower over.

Garage

Located to the rear of the property.

NB

The property is to be sold with the freehold to the entire building. The other flat pays £100 per year ground. Any work or insurance required 2/3 is payable by this property.

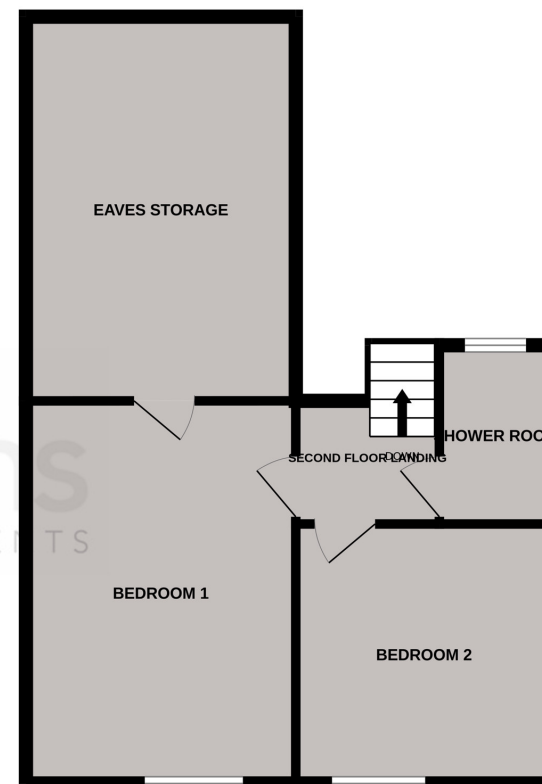
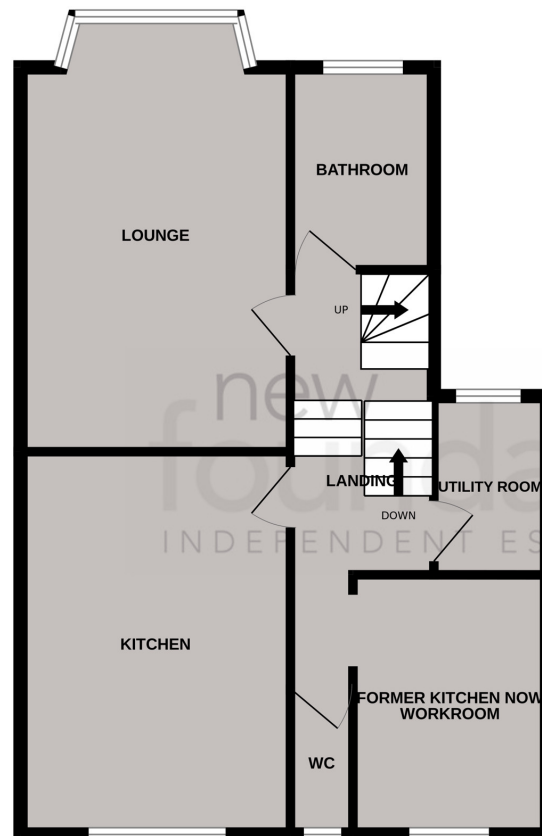
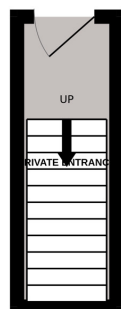
The last buildings insurance was £450.18 in total

FLOORPLAN

GROUND FLOOR

FIRST FLOOR

1ST 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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