

£200,000 Leasehold



Flat 4, 22 Park Road, Bexhill-on-Sea,  
East Sussex TN39 3HZ





## PROPERTY DESCRIPTION

A bright and spacious two bedroom top floor converted apartment situated on this sought after road with wonderful views across Egerton Park and within close proximity to the seafront & town centre. Accommodation comprises entrance hall, west facing bay fronted lounge/diner with views across Egerton Park, fitted kitchen, two bedrooms and a modern bathroom. There is also a single garage to the rear of the property. EPC - D

## FEATURES

- Two Bedroom Top Floor Apartment
- West Facing Lounge With Lovely Views Across Egerton Park
- Centrally Located Within Walking Distance Of The Town & Seafront
- Spacious Entrance Hall
- Garage To The Rear With Access Road Running From Wickham Avenue To Egerton Road
- Short Distance To Both Bexhill & Collington Train Stations
- 999 Year Lease From 1983
- Council Tax Band - A







## ROOM DESCRIPTIONS

### Communal Entrance

Accessed via communal front door, stairs rising to the top floor.

### Entrance Hall

Accessed via private front door stairs rising to the second floor landing, radiator, access to loft space, entry phone handset, built-in airing cupboard housing hot water tank with shelving.

### Lounge/Diner

17' 5" into bay x 14' 5" (5.31m into bay x 4.39m) A bright and spacious room with double glazed bay window with stunning view across Egerton Park, ceiling coving, radiator, telephone point.

### Kitchen

10' 3" x 6' 4" (3.12m x 1.93m) Double glazed window to the rear, fitted kitchen comprising a range of laminate working surfaces with stainless steel sink and drain unit and central mixer tap, tiled splashback, a range matching wall and base cupboards with glazed fronted display units, radiator, space for; cooker, fridge and washing machine, wall mounted gas fired boiler, radiator.

### Bedroom One

15' 11" x 15' 3" (4.85m x 4.65m) Double glazed windows overlooking the rear, ceiling coving, radiator.

### Bedroom Two

11' 2" x 9' 1" (3.40m x 2.77m) Double glazed window to the front overlooking the park, radiator.

### Bathroom

Fitted panelled bath with independent shower over, low level WC, pedestal wash hand basin, part tiled walls and radiator.

### Single Garage

Located to the rear of the property with access road running from Wickham Avenue to Egerton Road.

### NB

We have been verbally advised of the following;

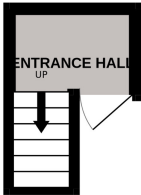
999 year lease from 1983

1/4 share of the buildings insurance cost  
1/4 cost of maintenance on an as and when basis

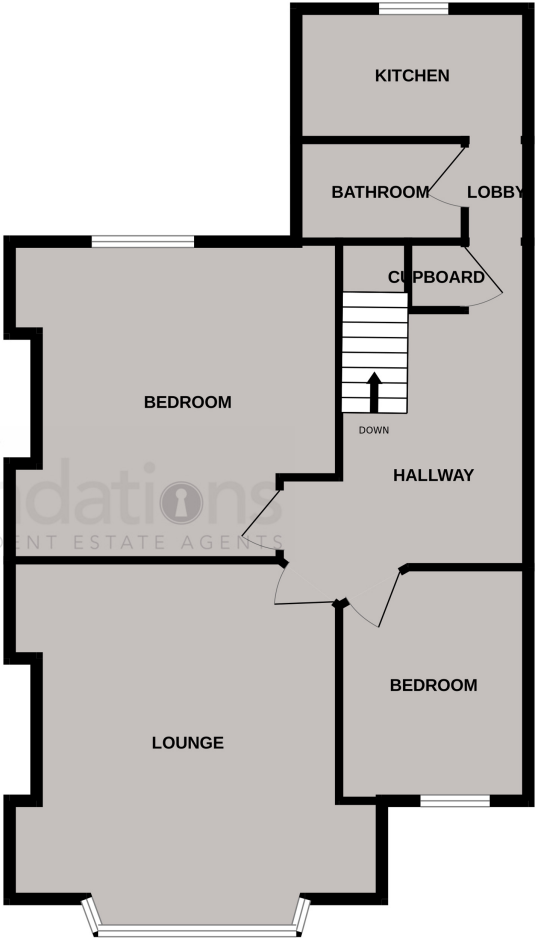
FLOORPLAN

ENTRANCE FLOOR  
38 sq.ft. (3.5 sq.m.) approx.

TOP FLOOR  
857 sq.ft. (79.6 sq.m.) approx.



new foundations  
INDEPENDENT ESTATE AGENTS



TOTAL FLOOR AREA: 895 sq.ft. (83.1 sq.m.) approx.  
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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

