




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£199,950 Park Road, Bexhill-on-Sea, East Sussex TN39 3HX
🛏️ 2 Bedroom 🚿 1 Bathroom 📺 1 Reception



AT A GLANCE...

This first-floor split-level apartment is available for sale through Bexhill Estates. Situated just off the Bexhill seafront promenade on the first floor of this conversion block, accommodation includes a communal entrance hall with stairs to the first floor. The entrance hall provides access to the lounge/diner with a feature fireplace. Steps up from the lounge lead to the kitchen with a range of fitted wall units, base units and appliance space. Adjacent to the kitchen is a fitted bathroom with an airing cupboard. There is a generously sized bedroom with a feature bay window and a further double bedroom with double doors out to the West Facing balcony. Both bedrooms enjoy side sea views together with views across Egerton Park. Furthermore, the apartment benefits from newly installed double glazing, electric heating and communal parking to the rear.



Key Features:

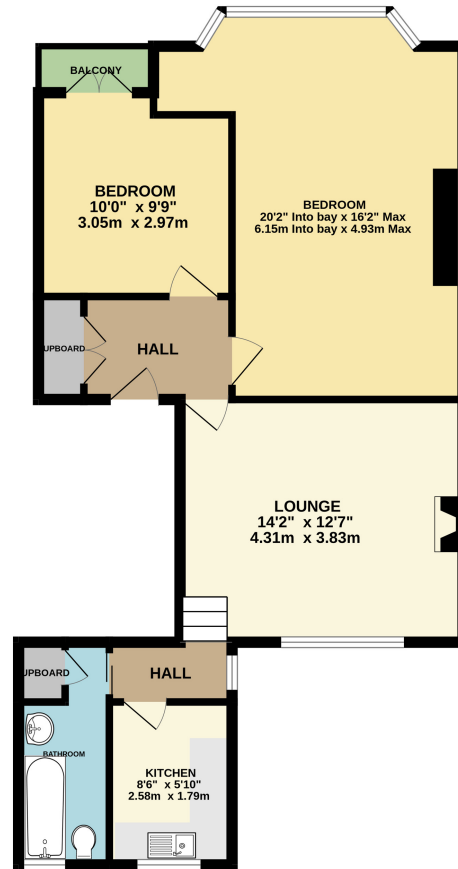
- First Floor Apartment
- Sea Views & Private Balcony
- Newly Installed Double Glazing
- Two Double Bedrooms
- Communal Parking
- Just Off Of Bexhill Seafront Promenade

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GROUND FLOOR
715 sq.ft. (66.4 sq.m.) approx.



TOTAL FLOOR AREA: 715 sq.ft. (66.4 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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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
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 -

We have been advised of the following information -

Tenure - Leasehold

Lease term - 999 years from 1981

Maintenance charge - Approx £2000 per annum (a proportion of this is put into a sinking fund)

Ground rent - £15 per annum.

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