



24 Clocktower Court, Park Avenue,  
Bexhill-on-Sea, East Sussex TN39 3HP



## PROPERTY DESCRIPTION

CHAIN FREE. A two bedroom first floor purpose built apartment ideally located just off Bexhill Seafront and adjacent to Egerton Park whilst being just outside of the town centre. The accommodation comprises; communal entrance hall with stairs and lift rising to the first floor, private entrance hall, 19' lounge with sun balcony that has sea views, fitted kitchen, two bedrooms and a bathroom. Further benefits include; the remainder of a long lease and GARAGE. EPC - C.

## FEATURES

- CHAIN FREE
- Two Bedroom First Floor Flat
- Purpose Built
- Just Off Bexhill Seafront
- Situated Next to Egerton Park
- Private Balcony
- Garage En-Block
- Sea Views from Lounge, Bedroom and Balcony
- 71 Square Meters
- Council Tax Band - C





## ROOM DESCRIPTIONS

### Communal Entrance Hall

Accessed via communal front door, stairs and lift rising to the first floor, secure entry phone system.

### Entrance Hall

Accessed via private front door, entry phone, thermostat, radiator, cupboard.

### Lounge

19' 5" max x 11' 8" (5.92m max x 3.56m)

Double glazed window to the front with views towards the English Channel and glazed door opening onto the private balcony, radiator.

### Kitchen

10' 8" x 8' 2" (3.25m x 2.49m) Double glazed window to the rear, a fully fitted kitchen comprising; a range of laminate working surfaces with inset one and half bowl sink and drainer unit with mixer tap, inset four ring electric hob with concealed extractor fan over, a range of matching wall and base cupboards with fitted drawers, built-in electric oven, space for; fridge/freezer and under counter appliance, cupboard housing hot water cylinder and shelving, further cupboard housing boiler.

### Bedroom One

15' 8" x 11' 7" (4.78m x 3.53m) A dual aspect room with double glazed windows to the front with sea views and to the side with views across Egerton Park, radiator, cupboard.

### Bedroom Two

10' 9" x 8' 2" (3.28m x 2.49m) Double glazed window to the rear, radiator.

### Bathroom

Double glazed patterned window to the rear, a fitted three piece suite corroding; low level WC, pedestal wash hand basin, panelled bath with Triton electric shower over, radiator, part tiled walls.

### Garage

Accessed via up and over door, number 21, power and lighting.

### NB

We have been verbally advised of the following;

999 year lease from 1962

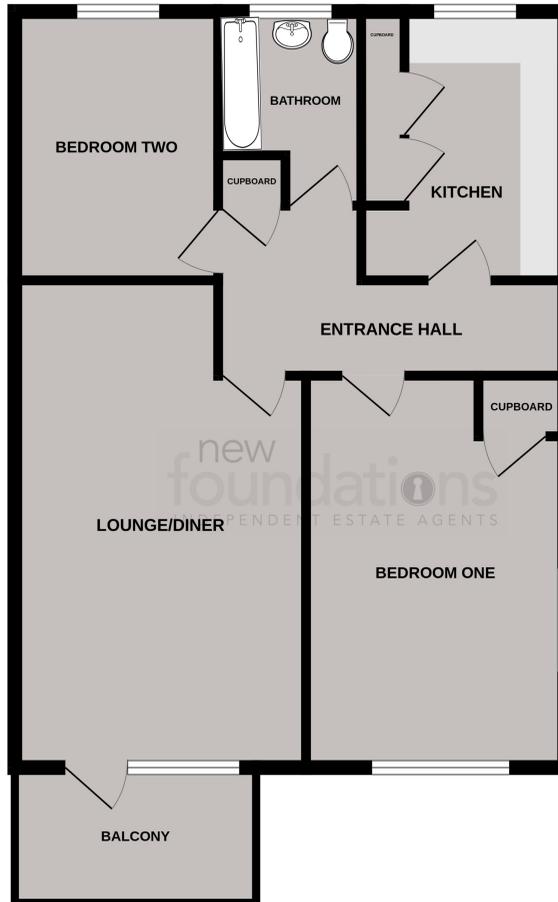
£1,817.64 service charge

£882.36 annual contribution to major works

£10 per annum ground rent

# FLOORPLAN

FIRST FLOOR  
666 sq.ft. (61.9 sq.m.) approx.



TOTAL FLOOR AREA : 666 sq.ft. (61.9 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
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	77	79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

