

£450,000 Freehold



31 Egerton Road, Bexhill TN39 3HJ



PROPERTY DESCRIPTION

A rare opportunity to purchase one of the few remaining Edwardian 6 bedroom houses in this most sought after road opposite Egerton Park and only one road back from the seafront. The property now needs modernising but does benefit from off road parking to the rear. The accommodation comprises entrance hall, sitting room, dining room, conservatory, breakfast room, kitchen, utility room, ground floor cloakroom, shower room, gardens to front and rear. EPC - D.

FEATURES

- Edwardian House
- 6 Bedroom
- 4 Reception Rooms
- Off Road Parking
- Council Tax Band D
- Sea glimpse
- Opposite Egerton Park
- In Need of Modernisation
- South Facing Garden
- Chain Free





ROOM DESCRIPTIONS

Entrance

Covered entrance vestibule, original leaded light front door and side screens leading to the entrance hall with radiator, ornate ceiling cornice.

Sitting Room

18' 1" x 11' 5" (5.51m x 3.48m) Double glazed bay window overlooking Egerton Park, television point, radiator, feature wooden fireplace, high-level skirting boards, picture rail, ceiling cornice.

Dining Room

15' 10" x 11' 4" (4.83m x 3.45m) Radiator, picture rail, high-level skirting boards, ceiling cornice, doors leading into the conservatory.

Conservatory

11' 4" x 7' 7" (3.45m x 2.31m) In need of repair with brick base, glazed windows overlooking the rear garden.

Breakfast Room

10' 10" x 10' 7" (3.30m x 3.23m) With radiator, picture rail, fireplace, built-in cupboard housing floor mounted gas boiler, opening through to the kitchen, and door leading to utility room.

Rear Lobby

Rear lobby with radiator, storage area, door to ground floor W/C.

Ground Floor W/C

With wash hand basin and W/C

Utility Room

With plumbing for washing machine and space for tumble dryer, door leading onto the rear garden.

Kitchen

7' 9" x 7' 8" (2.36m x 2.34m) Double glazed window overlooking the front of the property, single drainer stainless steel sink unit with mixer tap with cupboard under, range of working surfaces with cupboards and drawers below with matching wall mounted cupboards, tall storage unit housing double electric ovens with storage above and below, built in electric hob with extractor hood over, access to cellar storage area.

Cellar

3 rooms measuring 17'9 x 10' 10"
20'1 x 11'10"
15'8 x 10'11"

First Floor Half Landing

With Radiator.

First Floor Shower Room

Fitted shower with tiling, wash hand basin, double glazed window, built in airing cupboard housing hot water tank.

Separate W/C

With high-level WC, frosted double glazed window.

Bedroom 1

18' 1" x 11' 7" (5.51m x 3.53m) Double glazed window overlooking Egerton Park, feature fireplace, radiator, high-level skirting boards, picture rail, ceiling cornice.

Bedroom 2

16' 3" x 11' 7" (4.95m x 3.53m) Feature fireplace, radiator, high-level skirting boards, picture rail, ceiling, cornice, double glazed windows, sink unit with tile splash back.

Bedroom 3

16' 3" x 11' 7" (4.95m x 3.53m) Feature fireplace, double glazed window, radiator, built in storage cupboard, wash hand basin with tiled splash back.

Bedroom 4

8' 9" x 6' 8" (2.67m x 2.03m) Double glazed window overlooking Egerton Park, radiator.

Stairs To 2nd Floor Landing

Bedroom 5

16' 2" x 10' 6" (4.93m x 3.20m) With double glazed window, radiator, wash hand basin, access to large loft space. (with further potential for development subject to all consents)

Bedroom 6

11' 1" x 11' 0" (3.38m x 3.35m) Having double glazed window with glimpse of sea, fireplace, radiator.

Storage Room

8' 0" x 5' 2" (2.44m x 1.57m) (which could be converted to another shower room, subject to usual consents)

Outside

To the front of the property, there is a brick paved pathway, the front gardens are laid to flower and shrub borders, with garden wall. The rear garden has a southerly aspect, patio, with area of lawn, timber shed.

Off Road Parking

Parking for 2 vehicles.

FLOORPLAN



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.
Made with Metropix ©2025

