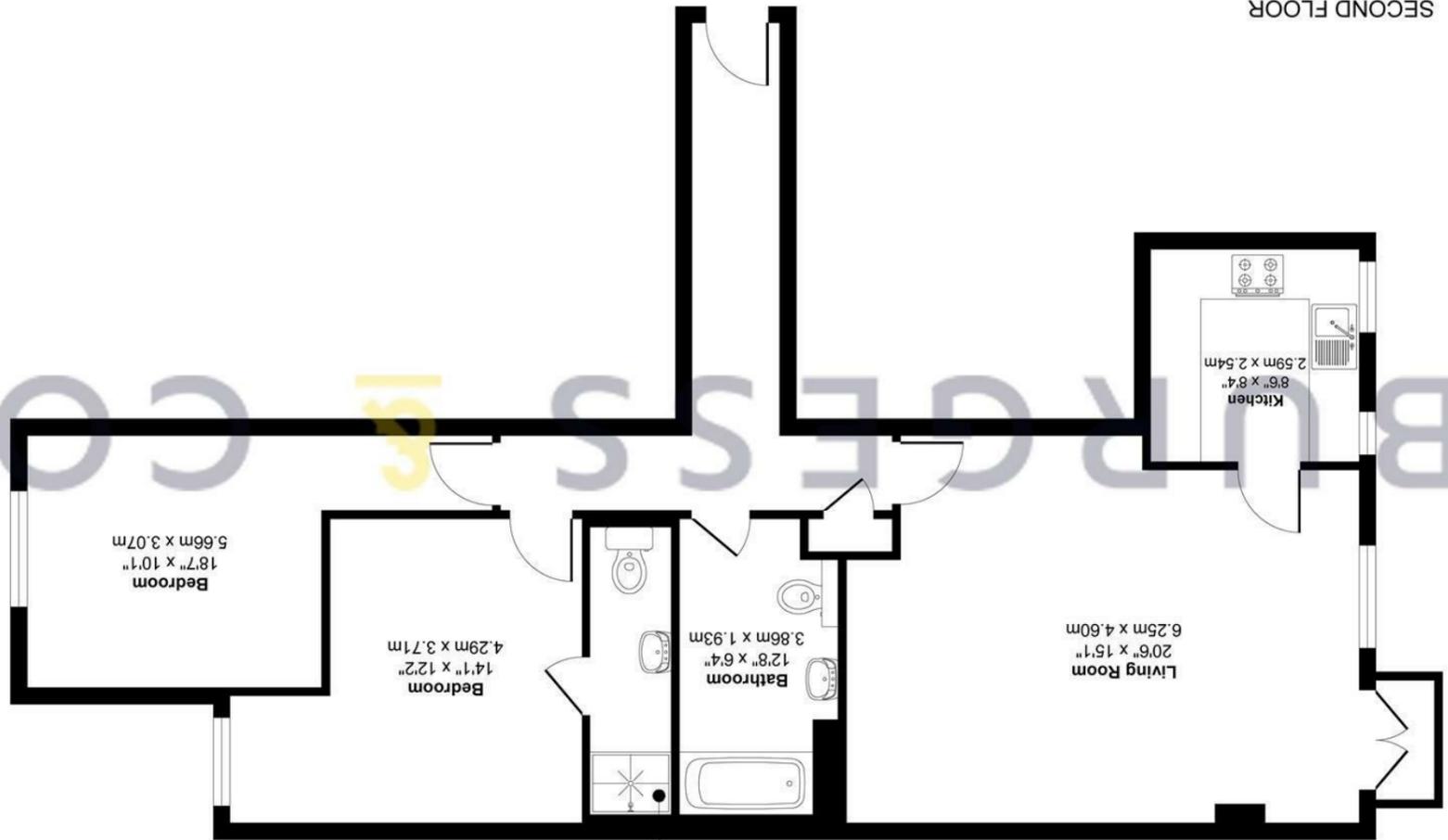




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SECOND FLOOR



En-suite  
11'6" x 3'3"  
3.51m x 0.99m  
Approximate Gross Internal Floor Area  
901 sq. ft / 83.70 sq. m

The Landmark

BURGESS & CO.  
01424 222255

38 The Landmark, Egerton Road, Bexhill-On-Sea, TN39 3HH

£225,000 Leasehold



01424 222255

**\*\*CHAIN FREE\*\*** Burgess & Co are delighted to present to the market this impressive bright and spacious second floor flat, forming part of this modern purpose built block just off Bexhill seafront. Ideally located within walking distance to the iconic De La Warr Pavilion, Egerton Park, the town centre with its array of amenities, shops, restaurants and mainline railway station. The accommodation comprises a spacious entrance hall, a 20'6 living/dining room with access to a private balcony, a modern fitted kitchen with integrated appliances, two double bedrooms one with an en-suite shower room and a modern bathroom. Further benefits include double glazing, central heating, and a secure underground parking space. Viewing is highly recommended by vendors sole agents.

**Communal Entrance Hall**

With entry-phone system, stairs & lift to all floors.

**Second Floor**

With private front door to

**Entrance Hall**

With radiator, entry-phone system, storage cupboard.

**Living/Dining Room**

20'6 x 15'1

With two radiators, inset ceiling spotlights, double glazed windows enjoying views towards the De La Warr Pavilion & sea, double glazed doors to private Balcony. Door to

**Kitchen**

8'6 x 8'4

Comprising matching range of wall, base & drawer units, worksurface, inset stainless steel sink unit with mixer tap, inset electric hob with extractor hood over, fitted oven, integrated appliances to include fridge/freezer, washer-dryer & dishwasher, two double glazed windows.

**Bedroom One**

14'1 x 12'2

With radiator, double glazed window, door to

**En-suite Shower Room**

11'6 x 3'3

Comprising shower cubicle, inset wash hand basin, low level w.c, chrome heated towel radiator, shaver point, inset ceiling spotlights, partly tiled walls, extractor fan.

**Bedroom Two**

18'7 x 10'1

With radiator, double glazed window.

**Bathroom**

12'8 x 6'4

Comprising bath with shower over & screen, inset wash hand basin, low level w.c, chrome heated towel radiator, tiled walls, inset ceiling spotlights, extractor fan.

**Underground Parking**

There is an allocated parking space in the secure underground car park.

**NB**

There is the remainder of a 150 year Lease from 1 January 2010. We have been advised that the service charges are approximately £4,000 - £5,000 per annum and the ground rent is £250 per annum. Council tax band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

