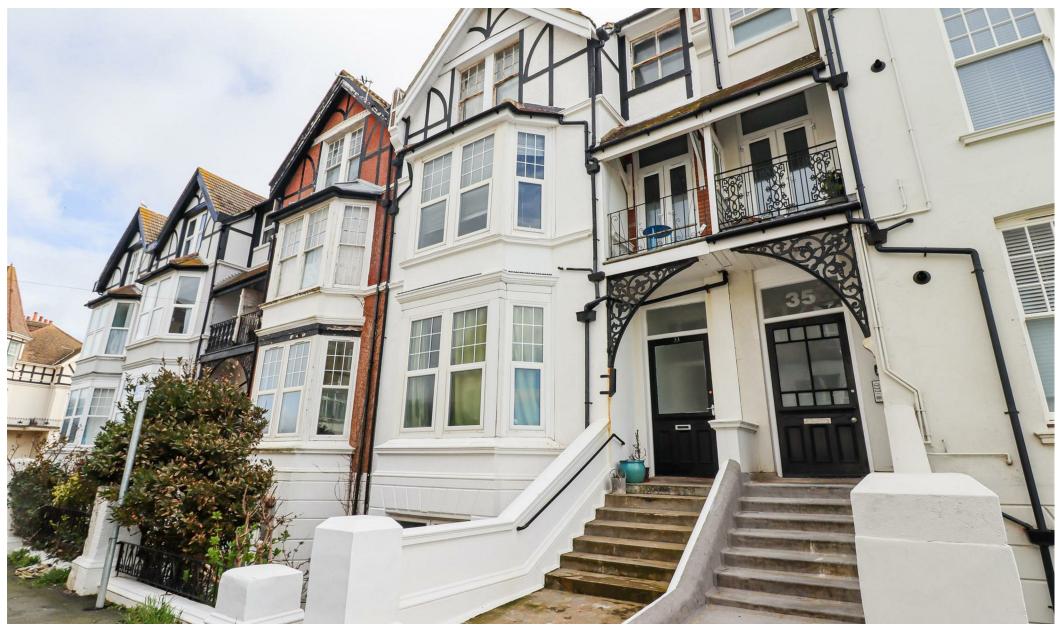


## BURGESS & CO. Flat 1, 33 Park Road, Bexhill-On-Sea, TN39 3HX 01424 222255

£175,000 Leasehold -**Share of Freehold** 







# BURGESS & CO. Flat 1, 33 Park Road, Bexhill-On-Sea, TN39 3HX

### 01424 222255

Burgess & Co are delighted to bring to the market this spacious flat on the lower ground floor of this charming period property being ideally located within a short walk to the seafront and Egerton Park. Bexhill Town Centre with its array of shopping facilities, restaurants, and mainline railway station are also within walking distance as well as the iconic De La Warr Pavilion. The apartment is accessed via steps down to a private front entrance and the accommodation comprises an entrance hall, a large 20'3 living room/diner, a kitchen with access out on to a private rear garden, a double bedroom, a further bedroom/study and a bathroom. Further benefits include double glazed windows and gas central heating. To be sold with vacant possession and no onward chain. Viewing is essential to not only appreciate all that the property offers but also the convenient location.

#### **Street Level**

Steps lead down to front garden area with With radiator, loft hatch, stairs to flowerbed, private front door to

#### **Entrance Lobby**

With storage, meters, tiled floor, single glazed frosted door to

#### Hallway

With radiator, door to Living Room, door to

### Bedroom Two/Study

10'3 x 7'1

With radiator, two borrowed light windows.

#### **Living Room**

20'3 x 16'4

With radiator, feature fireplace, inset spotlights, double glazed bay window to the front.

#### **Bedroom One**

12'2 x 10'6

With radiator, double glazed window to the rear.

#### **Inner Hall**

#### **Kitchen**

11'5 x 11'4

Comprising matching range of wall & base units, worksurface, inset 1 & 1/2 bowl sink unit, inset electric hob with extractor hood over, fitted oven, space for appliances, wall mounted Ideal boiler, tiled floor, partly tiled walls, double glazed window to the rear & side, double glazed door to garden.

#### **Bathroom**

6'3 x 6'0

Comprising bath with shower over & glass screen, pedestal wash hand basin, low level w.c, tiled walls & floor, radiator, double glazed frosted window to the side.

#### **Outside**

To the rear there is a patio area, an area of lawn and steps lead down to further a patio area.

#### NB

There is the remainder of a 999 year Lease from 30 June 1952 to include a share of the Freehold. We have been advised that the maintenance is on an as & when basis with all the Leaseholders. The communal areas have just been redecorated as has the front of the building. Council tax band: A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) B		76
(69-80)	71	10
(55-68)		
(39-54)		
(21-38)		
(1-20) G		
Not energy efficient - higher running costs		
Fudiand & Wales	EU Directiv 2002/91/E0	. ₽ Q















