



Not to Scale. Produced by The Plan Portal 2024
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Park Road
Approximate Gross Internal Area
948 sq ft - 88 sq m

BURGESS & CO.
01424 222255

Flat 1, 33 Park Road, Bexhill-On-Sea, TN39 3HX

£175,000 Leasehold -
Share of Freehold



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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 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

With radiator, loft hatch, stairs to

Kitchen

11'5 x 11'4
Comprising matching range of wall & base units, work surface, 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

