



BURGESS & CO. First Floor Flat, 16 Park Road, Bexhill-On-Sea, TN39 3HZ
01424 222255

£199,950 Leasehold –
Share of Freehold



Burgess & Co are delighted to bring to the market this spacious first floor flat, forming part of this charming period property, situated within a short stroll 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 property is accessed via a communal entrance and the accommodation comprises an entrance hall, a large 19'7 living room/diner, a fitted kitchen, a double bedroom, a further bedroom/study with access to a small balcony and a fitted bathroom. Further benefits include stunning views across Egerton Park, double glazing and gas central heating. Viewing is essential to appreciate all that this property has to offer by vendors sole agents.

Communal Entrance Hall

With entry-phone system, stairs leading to

First Floor

With private front door to

Split Level Entrance Hall

With radiator, entry-phone system, fitted cupboard, borrowed light window.

Living Room

19'7 x 15'4
With feature fireplace, radiator with decorative cover, double glazed bay window to the front enjoying direct views over Egerton Park.

Kitchen

10'1 x 6'1
Comprising matching range of wall & base units, worksurfaces, inset stainless steel sink unit with mixer tap & filter tap, tiled splashbacks, fitted gas hob with extractor hood over, fitted oven, space for washing machine & dishwasher, space for standing fridge/freezer, wall mounted boiler, radiator, double glazed window to the rear.

Bedroom One

14'8 x 12'5
With radiator, borrowed light window, double glazed window to the rear.

Bedroom Two

9'0 x 8'8
With radiator, fitted cupboard, double glazed window & door opening to private balcony enjoying direct views over Egerton Park.

Bathroom

7'1 x 5'6
Comprising bath with shower over, vanity unit with inset wash hand basin, low level w.c, chrome heated towel radiator, partly tiled walls, tiled floor, double glazed frosted window to the rear.

NB

There is the remainder of a 999 year Lease from 25 March 1973 to include a 25% share of Freehold company and managed in house. We have been advised that there is no ground rent and the service

charge is currently £60 per month to cover building insurance and any minor repairs. Can have pets and be sublet.

Energy Efficiency Rating

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

