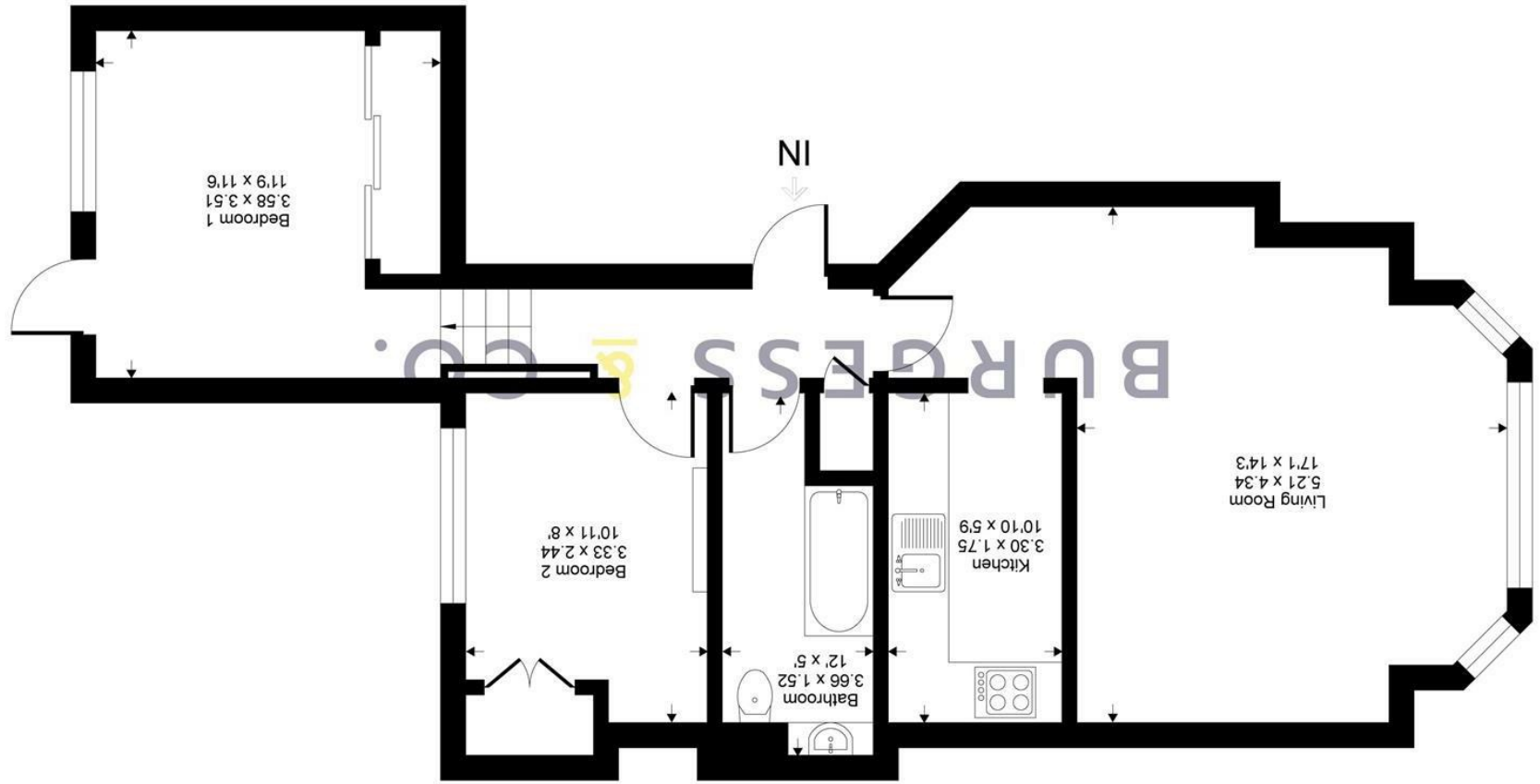




This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPRS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.  
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Park Road, TN39  
Approximate Gross Internal Area = 61.4 sq m / 662 sq ft

BURGESS & CO.  
01424 222255

Flat 2, 14 Park Road, Bexhill-On-Sea, TN39 3HY

£215,000 Leasehold -  
Share of Freehold



01424 222255

Burgess & Co are pleased to bring to the market this bright and spacious hall floor flat, forming part of this charming period terraced property. Ideally situated being opposite the delightful Egerton Park and being within a short walk from the seafront, as well as Bexhill Town Centre with its array of shopping facilities, restaurants and mainline railway station. The property is accessed via steps leading to the communal entrance and a private front door giving access to a split level entrance hall, a 17'1 bay fronted living room/diner with views to the park, a modern kitchen, two bedrooms and a modern bathroom. Further benefits include double glazing and gas central heating. Viewing is essential to appreciate all that this property has to offer as well as the convenient location.

**Communal Entrance Hall**

Accessed via steps from road level, door to

**Hall Floor**

With private front door to

**Split Level Entrance Hall**

With borrowed light window.

**Living Room**

17'1 x 14'3

With radiator, feature surround, wood flooring, double glazed bay window overlooking Egerton Park.

**Kitchen**

10'10 x 5'9

Comprising matching range of wall & base units, worksurface, inset sink unit, tiled splashback, fitted electric hob, fitted oven, integrated fridge/freezer & dishwasher, inset ceiling spotlights.

**Bedroom One**

11'9 x 11'6

With radiator, fitted wardrobes, double glazed window to the rear, double glazed door leading to fire escape.

**Bedroom Two**

10'11 x 8'0

With radiator, fitted wardrobe, double glazed window to the rear.

**Bathroom**

12'0 x 5'0

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

**NB**

There is the remainder of a 999 year Lease from 25 December 1975 to include a share of the Freehold. Council tax band: A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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	

