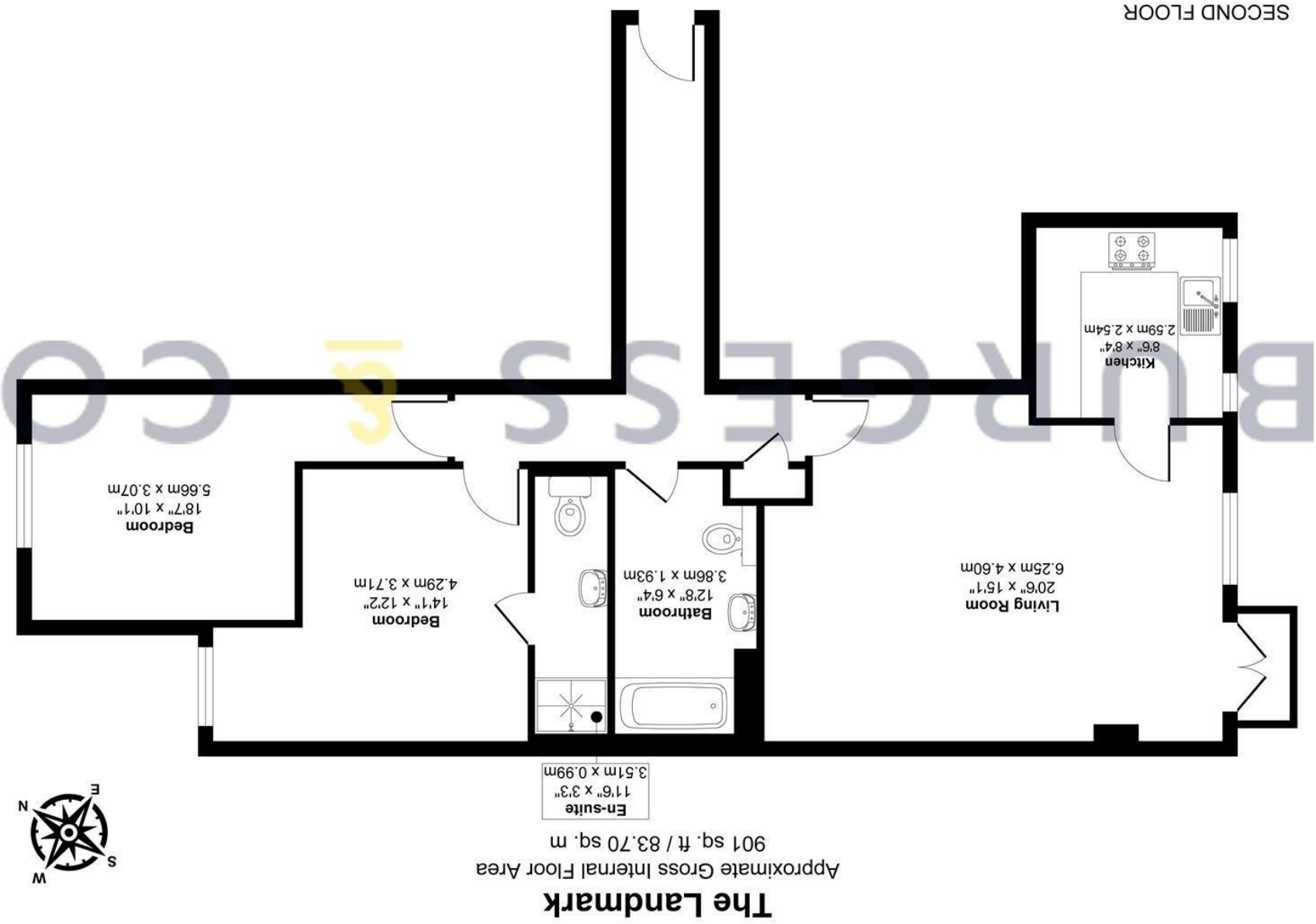

BURGESS & CO. | EST 2000 3 Devonshire Square, Bexhill on Sea, East Sussex, TN40 1AB

BURGESS & CO.

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

£175,000 Leasehold

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****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.

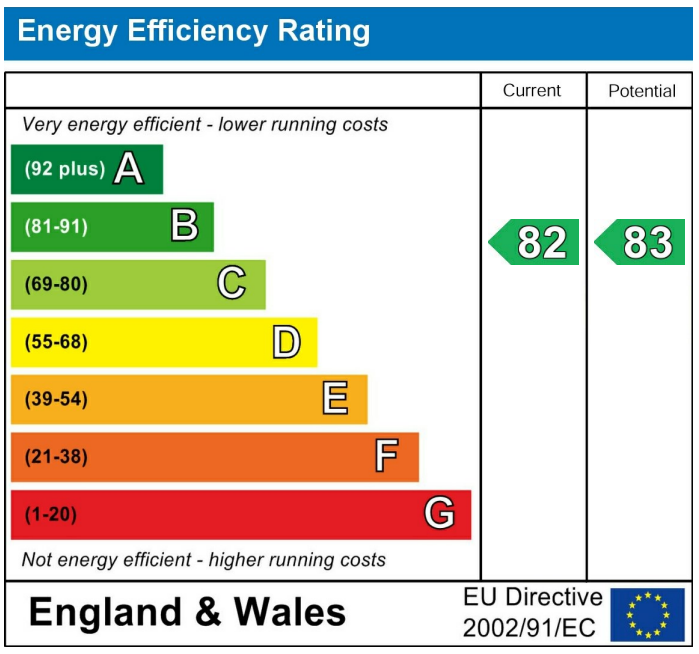
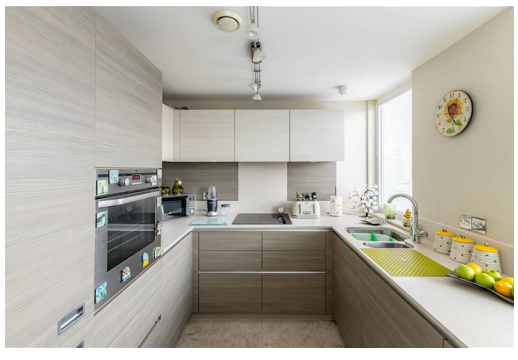
Bathroom

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 current service charge is a £5,130.90 per annum and the ground rent is £250 per annum. Council tax band: D