

**RUSH
WITT &
WILSON**



**Flat 3 22 Park Road, Bexhill-On-Sea, East Sussex TN39 3HZ
£165,000**

A stunning one bedroom first floor converted flat with beautiful views over Egerton Park, Bexhill, with modern kitchen/breakfast room, gas central heating system, modern bathroom suite, presented to an exceptional standard by the current owners, off road parking space to the rear for small car, VACANT POSSESSION, viewing comes highly recommended by RWW sole agents.



Communal Entrance Hallway

With stairs to first floor.

Private Entrance Hall

Double radiator, window to side elevation.

Living Room

18'10 x 16'8 (5.74m x 5.08m)

Stunning bay window overlooking the front elevation with beautiful views over Egerton Park, double radiator, built in book shelving.

Kitchen

11'2 x 7'3 (3.40m x 2.21m)

Box sash window to front elevation with stunning views over Egerton Park, double radiator, modern fitted kitchen comprising a range of base and wall units with solid wood block worktops, one and half bowl single drainer sink unit with mixer tap, plumbing space washing machine, space for fridge and freezer, integrated oven and grill with brushed stainless steel gas hob, matching extractor canopy and light, tiled splashbacks, wall mounted modern gas central heating and domestic hot water boiler.

Bedroom

12'6 x 15'2 (3.81m x 4.62m)

Window to the rear elevation, double radiator.

Bathroom

Modern suite comprising ornate wc with low level flush, pedestal wash hand basin, roll top radiator with heated towel rail, panelled bath with fixed chrome shower head and controls, tiled splash backs, two windows overlook the rear elevation.

Off Road Parking Space

Small off road parking space to the rear

Lease And Maintenance

Leasehold, approx. 959 years remaining, 1/4 share of any works needed.

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.





TOTAL APPROX. FLOOR AREA 681 SQ.FT. (63.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very environmentally friendly - lower CO2 emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO2 emissions</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

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