Flat 4, 25 Park Road, Bexhill-On-Sea, East Sussex TN39 3HZ
£229,950

This elegant two-bedroom westerly facing top floor flat offers breathtaking views of Egerton Park, providing a serene backdrop while being conveniently located near Bexhill town centre, the seafront, promenade, and mainline railway station with direct access to London.

Key features of the property include:

Modern Comforts: Enjoy the benefits of a gas central heating system (installed three years ago) and double glazed windows and doors, ensuring a cozy and energy-efficient living space.
Bright and Spacious Layout: The flat boasts a spacious and bright interior, enhanced by a modern kitchen and bathroom that cater to contemporary living standards and loft for storage.
Ownership Benefits: This property includes a share of the freehold and comes with a new 999-year lease, offering peace of mind and long-term security and glimpse of the sea.
Charming Communal Areas: The communal hallway is beautifully maintained, featuring tasteful panelling that adds character and charm to the building. With Council Tax Band A, this flat presents an attractive living option for those looking for comfort and convenience. We highly recommend scheduling a viewing through RWW to fully appreciate the qualities of this lovely home.

Communal Entrance Hallway
With stairs to the top floor, hanging space for coats on second floor landing.

Private Entrance Hallway
With entrance door, double radiator, loft access for storage.

Living/Dining Room
16'8" x 14'3" (5.10 x 4.35)
Bay windows overlooks the westerly elevation overlooking Egerton Park and glimpse of the sea, double radiator, alcove.

Kitchen
8'7 x 6'6 (2.62m x 1.98m)
Modern kitchen comprising a range of base and wall units with laminate straight edge worktops, single drainer enamel sink unit, filtered water tap, plumbing for dishwasher, gas hob, oven and grill, extractor canopy and light, tiled splashbacks, window to the rear elevation, shelving.

Bedroom One
14'6" x 14'3" (4.44 x 4.35)
Window to the rear elevation, double radiator, built in wardrobe cupboards.

Bedroom Two
9'8" x 8'11" (2.95 x 2.73)
Window to the front elevation with stunning views over Egerton Park, double radiator.

Bathroom
Suite comprising wc with low level flush, corner wash hand basin with vanity unit beneath, had shower attachment, double radiator, obscured glass window to rear elevation, tiled splashbacks, plumbing for washing machine, built in airing cupboard.

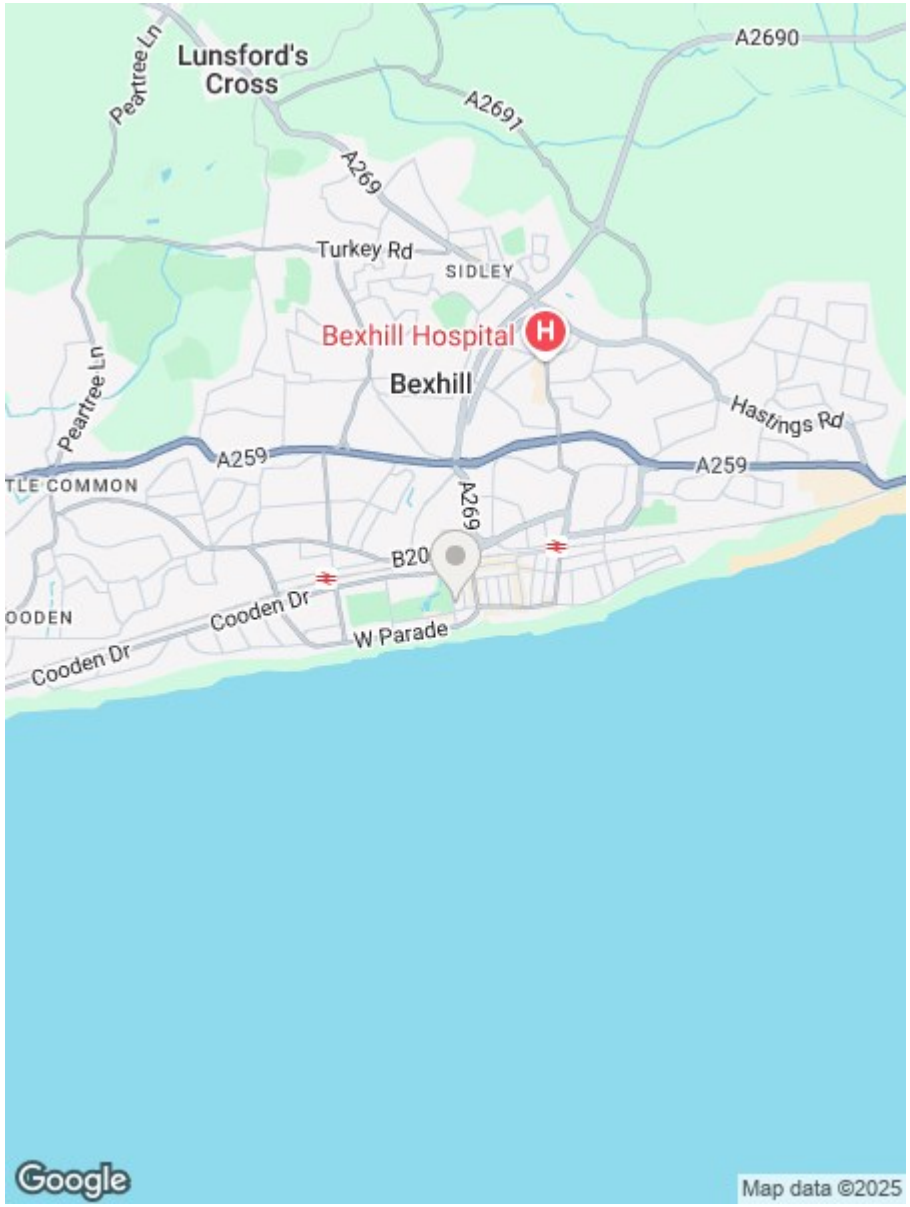
Lease and Maintenance
Share of freehold, service charge £70 per month, 999 year lease.

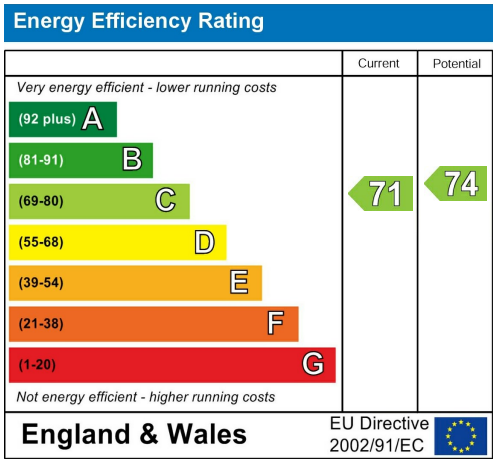
Agents Note
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

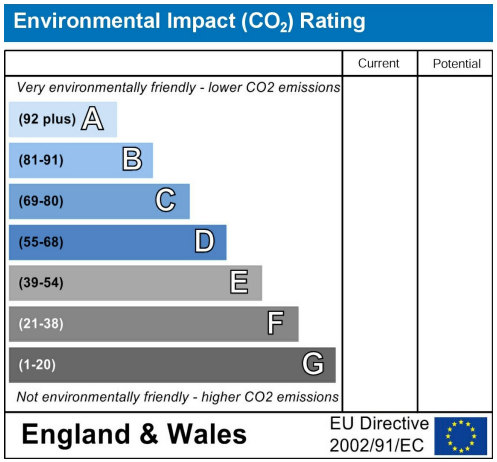
TOP FLOOR
778 sq.ft. (72.2 sq.m.) approx.

TOTAL FLOOR AREA : 778 sq.ft. (72.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2024







RUSH WITT & WILSON

Residential Estate Agents
Lettings & Property Management

The Property Ombudsman

Relocation agent network

3 Devonshire Road
Bexhill-on-Sea
East Sussex
TN40 1AH
Tel: 01424 225588
bexhill@rushwittwilson.co.uk
www.rushwittwilson.co.uk