1 Park Road, Bexhill-On-Sea, East Sussex TN39 3HY
Offers In Excess Of £195,000 Share of Freehold

About the property

A beautiful and characterful two-bedroom garden flat presents an excellent opportunity for first-time buyers or investors alike. Ideally situated just a short stroll from the town centre and the beautiful Egerton Park, it perfectly combines convenience with coastal charm. The property features a bright and spacious open-plan lounge/dining room, creating a warm and inviting atmosphere -ideal for both relaxing and entertaining. The generous main bedroom overlooks the private courtyard, offering a peaceful retreat with plenty of natural light. A well-proportioned second bedroom provides flexible accommodation for guests, family, or additional workspace. Further benefits include two private courtyards along with additional outdoor space - perfect for enjoying the outdoors or hosting. Inside, a versatile extra room lends itself perfectly to a home office, studio, or creative space, catering to modern lifestyles with gas central heating system, windows and door, private entrance. Located within easy reach of the seafront, you can enjoy scenic coastal walks alongside all the amenities of town living. With a well-designed layout, character throughout, and a welcoming feel, this property is not to be missed and comes with share of freehold.

RUSH WITT & WILSON

Approximate total area(1)

74.1 m²

798 ft²

Reduced headroom

0.6 m²

6 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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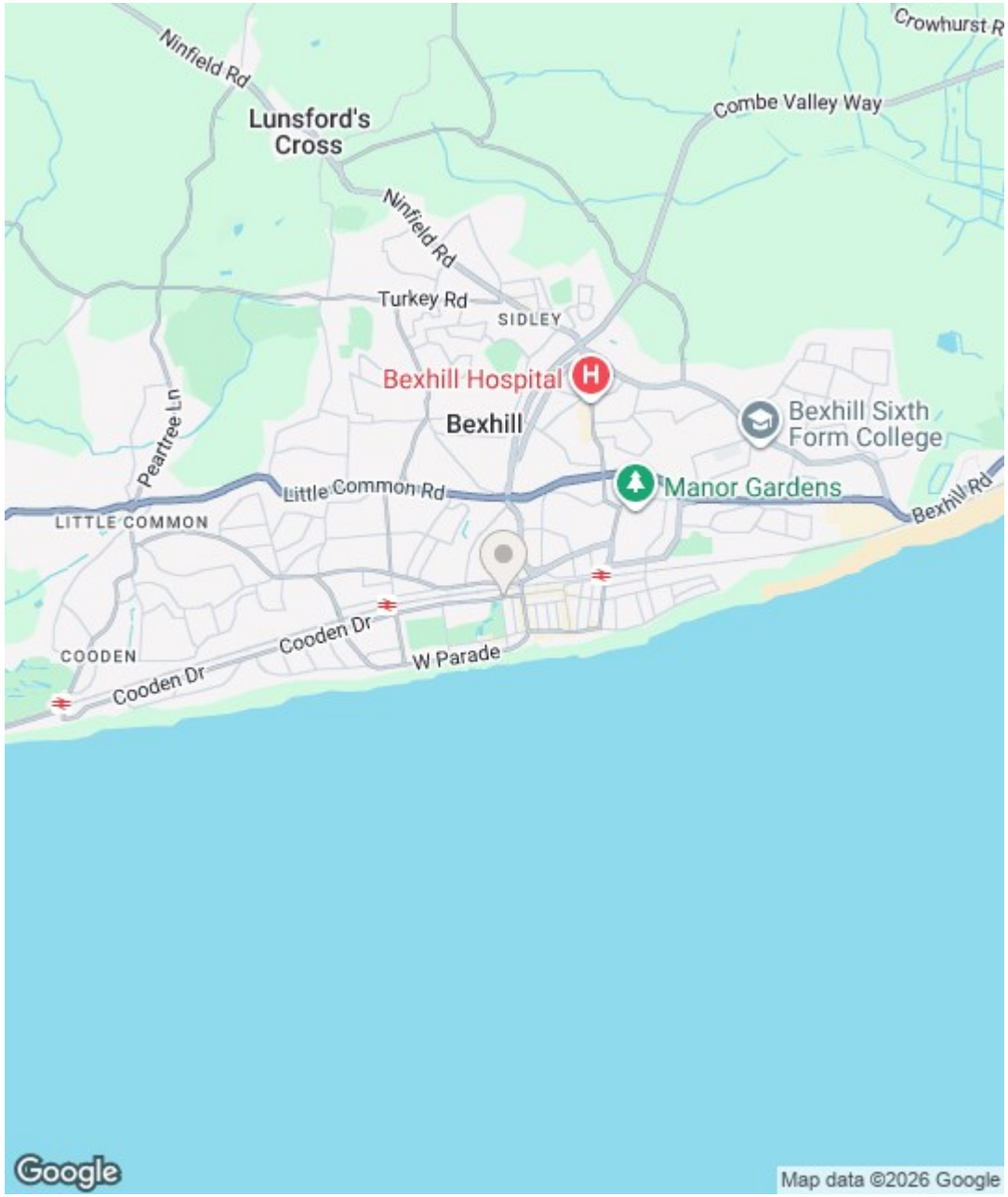

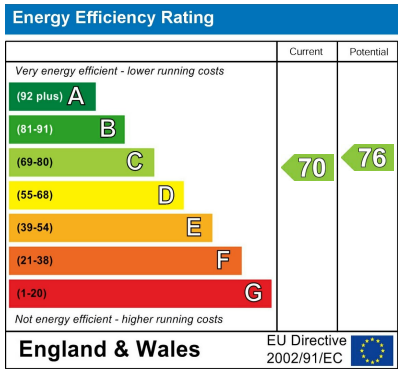

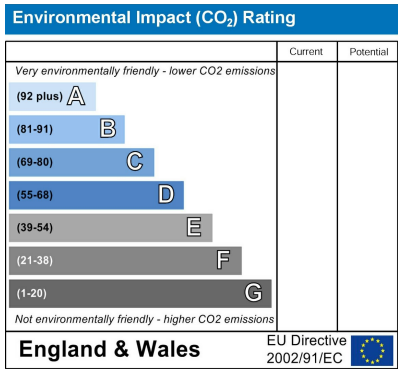

Council Tax Band - A

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

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3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://rushwittwilson.co.uk/privacy-policy

RUSH WITT & WILSON

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