



**Flat 3 69 Egerton Road,  
Bexhill-On-Sea, East Sussex TN39 3HL  
£140,000**

A one bedroom, top floor flat with gas central heating system, double glazed windows and doors, share of freehold, situated adjacent to beautiful Egerton park with tennis courts, indoor bowling facilities, play park and lakes, VACANT POSSESSION. Viewing comes highly recommend by RWW sole agents. Council Tax Band A.



## Communal Entrance Hallway

With stairs to the first floor.

## Private Entrance Hallway

With entrance door, stairs to the top floor.

## Bathroom

Panelled bath with hand/shower attachment, wc with low level flush, pedestal wash hand basin, double radiator, Velux window to the front elevation.

## Bedroom

11'7" x 12'2" (3.54 x 3.72)

Window to the southerly elevation, double radiator.

## Living Room

16'3" x 11'2" (4.96 x 3.41)

Window to the rear southerly elevation, double radiator.

## Kitchen

11'3" x 11'1" (3.44 x 3.39)

Two Velux window to the front elevation with views over Egerton Park, fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, one and half bowl single drainer sink unit with mixer tap, gas hob with extractor canopy and light, integrated oven and grill, space and plumbing for washing machine, space for fridge, double radiator, wall mounted gas central heating and domestic hot water boiler.

## Lease and Maintenance

TBC. Share Of Freehold.

## 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.

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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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