

**RUSH
WITT &
WILSON**



Flat 3, 23 Park Road, Bexhill-On-Sea, East Sussex TN39 3HZ
£169,950

An opportunity to acquire this exceptionally well presented two bedroom top floor flat with stunning views across Egerton Park. Having been modernised to a high standard throughout, the property comprises a large bay-fronted lounge/diner with beautiful views, two double bedrooms, modern fitted kitchen/breakfast room and modern fitted bathroom. Other internal benefits include gas central heating to radiators and double glazed windows throughout. Ideally situated within easy walking distance of Bexhill town centre and amenities, main line rail stations, Egerton Park, seafront and beach. Viewing comes highly recommended by Rush Witt & Wilson Bexhill, to appreciate this bright and spacious top floor flat in this highly convenient location. The property is also offered with a long lease of 900+ years.



Communal Hallway

Communal entrance door, stairs leading to third floor. Timber internal door leading to:

Hallway

One radiator, obscured double glazed window to side elevation, cupboard housing electric consumer unit and meter, ceiling mounted spotlights.

Lounge/Diner

17'7" x 13'5" extending to 16'7" at alcove (5.36 x 4.11 extending to 5.07 at alcove)
Double glazed bay window to front elevation with stunning views over Egerton Park, radiator.

Kitchen/Breakfast Room

11'7" x 6'7" (3.55 x 2.02)
Double glazed window to rear elevation, modern fitted kitchen with a range of matching wall and base level units with with laminate rolled edge worktop surfaces, space for freestanding fridge/freezer, worktop mounted electric hob with fitted extractor hood above, integrated electric oven, stainless steel single sink with drainer and mixer tap, plumbing space for washing machine, breakfast bar, wall mounted gas central heating boiler, large built in storage cupboards with fitted shelving, part tiled walls, tiled floor, recessed ceiling spotlights.

Bedroom One

14'9" x 11'0" (4.50 x 3.36)
Double glazed window to rear elevation, radiator, fitted wardrobes with a range of hanging space and shelving, ceiling mounted spotlights.

Bedroom Two

10'11" x 9'5" (3.35 x 2.88)
Double glazed windows to front elevation with stunning views over Egerton park, radiator.

Bathroom

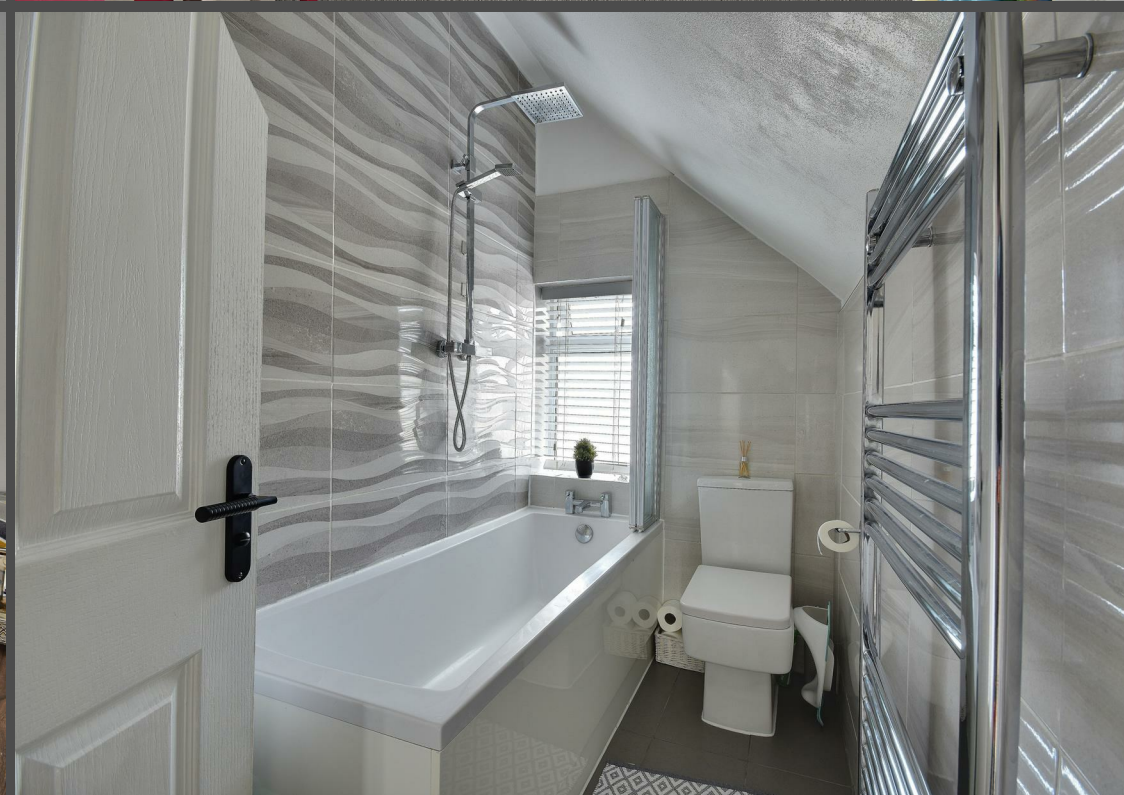
obscured double glazed window to rear elevation, heated chrome towel rail, modern white bathroom suite comprising low level WC, panel enclosed bath with mixer tap wall mounted shower controls, shower attachment and rain effect shower head, vanity unit with wash hand basin, mixer tap and storage cupboard beneath, fully tiled walls and floor.

Lease & Maintenance

The property is leasehold and comes with a long lease of 900+ years. Maintenance is a 1/3 split as and when needed.

Agents Note

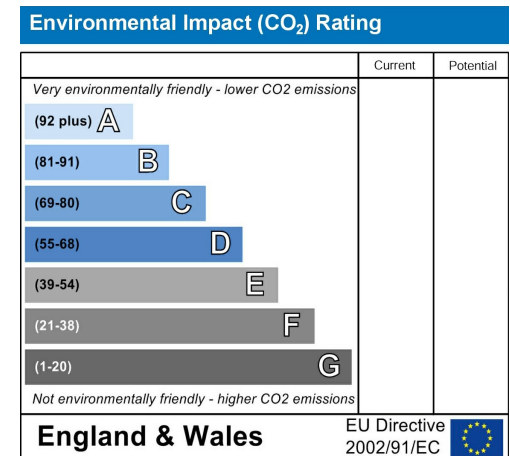
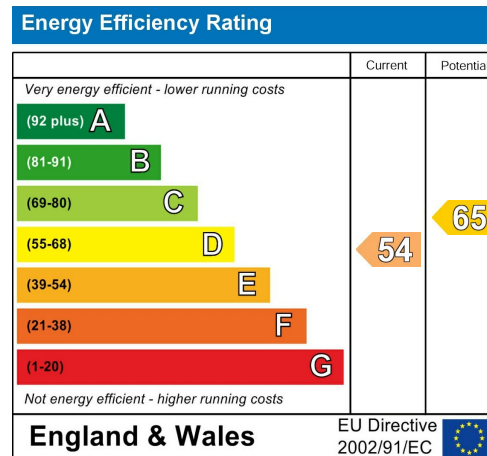
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.





TOTAL APPROX. FLOOR AREA 702 SQ.FT. (65.2 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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