

**RUSH  
WITT &  
WILSON**



**Flat 2 69 Egerton Road, Bexhill-On-Sea, East Sussex TN39 3HL  
£170,000**

**A beautiful two bedroom first floor flat with stunning views over the tennis courts at Egerton Park Bexhill, gas central heating system with newly installed boiler, beautiful sun balcony, some double glazing and perfectly restored originals, two bathrooms- one en-suite to the master bedroom and additional family bathroom, share of freehold, presented to an exceptional standard by the current owners, situated within walking distance of Bexhill seafront, town centre and mainline railway, viewing comes highly recommended by RWW Bexhill sole agents.**



**Communal Entrance Hallway**

With entrance door, stairs to first floor.

**Private Entrance Hall**

Private entrance hall, attractive wood effect flooring.

**Living Room**

18'9 x 11'9 (5.72m x 3.58m)

Bay window to the front elevation with stunning views over Egerton park Bexhill, feature electric fireplace, double radiator, open planned to kitchen.

**Kitchen**

7'6 x 7'6 (2.29m x 2.29m)

Fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, single drainer stainless steel sink unit with mixer tap, integrated oven and grill with gas hob, plumbing for washing machine, oak effect flooring, space for fridge/freezer, breakfast bar, wall mounted recently installed Worcester gas central heating boiler, door out to sun balcony with stunning views over Egerton Park.

**Bedroom One**

12'8 x 11'2 (3.86m x 3.40m)

Two windows overlook the rear elevation, double radiator.

**En-Suite**

Modern contemporary suite comprising walk in shower with chrome controls, fixed chrome shower head and shower attachment, wc with low level flush, pedestal wash hand basin with tiled splashback, obscured glass window to the side elevation, chrome heated towel rail, oak effect flooring.

**Bedroom Two**

11'8 x 7'7 (3.56m x 2.31m)

Window to the rear elevation with glimpse of the sea, single radiator.

**Family Bathroom**

Modern family bathroom suite comprising panelled bath with ornate hand shower attachment, wc with low level flush, pedestal wash hand basin, double radiator, tiled wall, oak effect flooring.

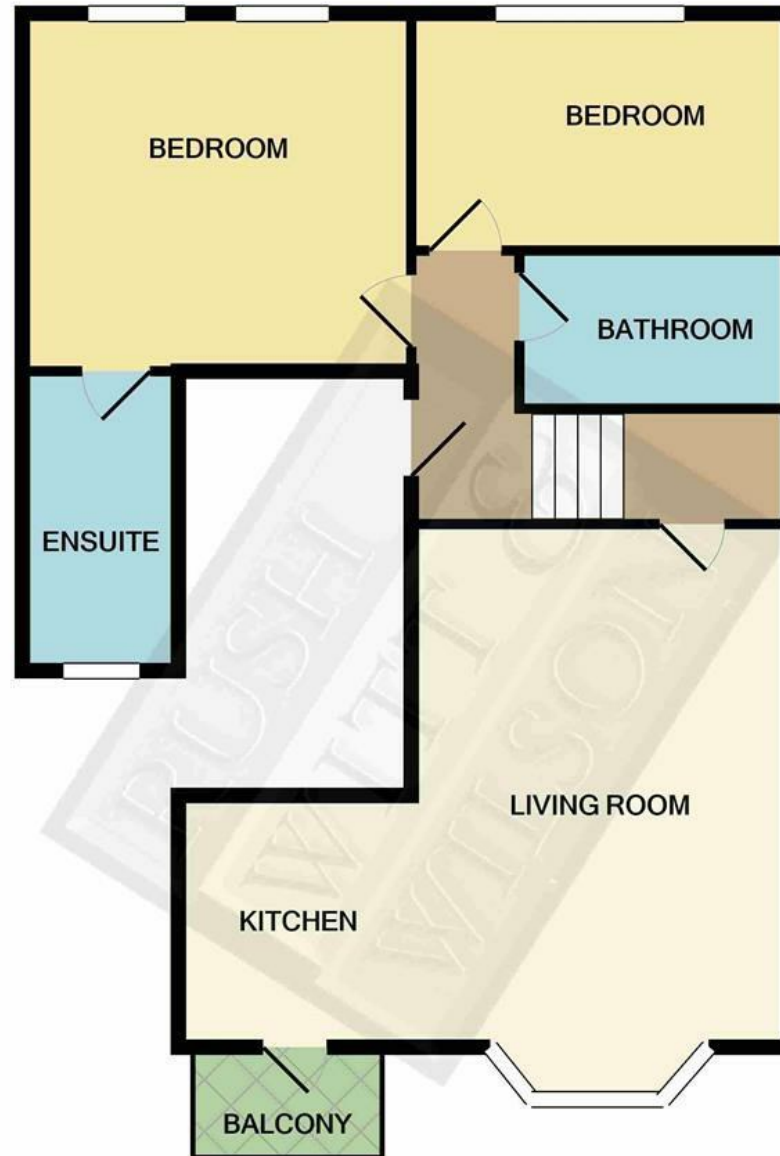
**Lease And Maintenance**

Share of freehold. Service Charge £25 per month which is paid into a sinking fund for any additional works required.

**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.

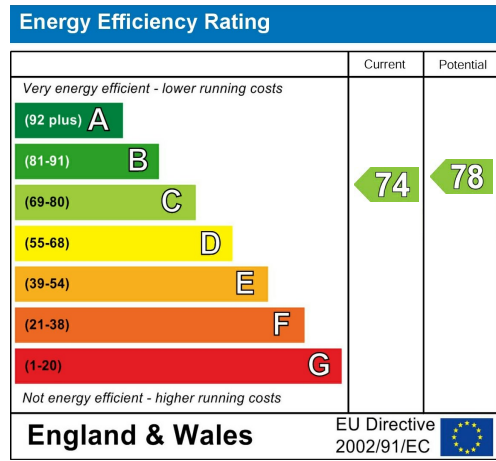




TOTAL APPROX. FLOOR AREA 641 SQ.FT. (59.5 SQ.M.)

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

Made with Metropix ©2020



**RUSH  
WITT &  
WILSON**

Residential Estate Agents  
Lettings & Property Management



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