7 Park Road, Bexhill-On-Sea, East Sussex TN39 3HY
£195,000

Rush, Witt and Wilson are delighted to welcome to the market this exceptionally well presented split-level top floor flat benefiting from stunning views across Egerton Park. Offering bright and spacious accommodation throughout, the property comprises a bay fronted lounge/diner, modern fitted kitchen, two double bedrooms, modern fitted bathroom and separate wc. Other internal benefits include gas central heating to radiators and double glazed windows throughout. Boasting incredible views across Egerton Park and ideally located within easy access to Bexhill town centre, seafront, beach and mainline rail stations. Viewing comes highly recommended by RWW Bexhill to appreciate this large and stunning flat in this ideal location.

Communal Entrance Hall
Stairs leading to the communal entrance door, leading to communal hallway with stairs leading to all floors.

Private Entrance Hall
Flat is located on the second floor, entrance hall comprises double glazed window to the side elevation, radiator, stairs leading to third floor.

Bathroom
Double glazed window to the rear elevation, heated chrome towel rail, white suite comprising pedestal mounted wash hand basin with mixer tap, panelled enclosed bath with mixer tap, shower attachment and rain effect showerhead, part tiled walls, tiled floor.

Separate WC
Obscured double glazed window to the rear elevation. radiator, low level wc, part tiled walls and tiled floor.

Third Floor Landing
Radiator, electric consumer unit, staircase leading to loft space.

Lounge
17'2" x 15'1" (5.25 x 4.60)
Double glazed bay fronted window to the front elevation with stunning views over Egerton Park and lakes, radiator, ornamental feature fireplace, cupboard housing the gas central heating boiler with ample storage space.

Kitchen
11'2" x 8'9" (3.42 x 2.67)
Double glazed window to the front elevation overlooking Egerton Park, radiator, modern fitted kitchen with a range of matching wall and base level units with laminate straight edge worktop surfaces, integrated electric oven, worktop mounted gas hob with fitted stainless extractor hood above, plumbing space for dishwasher, stainless steel single sink with drainer and mixer tap, plumbing space for washing machine, space for freestanding fridge/freezer, part tiled walls, ceiling mounted spotlights.

Bedroom One
15'10" x 14'11" (4.84 x 4.56)
Double glazed window to the rear elevation, radiator, ornamental feature fireplace.

Bedroom Two
12'2" x 11'5" (3.71 x 3.48)
Double glazed window to the rear elevation, radiator.

Loft Space
22'11" x 8'2" (7 x 2.50)
Please Note that the loft space is not included on the lease details for this flat, however the vendors have enjoyed private use of this loft space over the years.

Double glazed window to the front elevation with far reaching views across rooftops of Bexhill towards the South Downs and Egerton Park.

Lease And Maintenance
The property is leasehold with approximately 104 year remaining on the lease. Service charge is approximately £415 for six months. Ground Rent is £50 for six months.

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.

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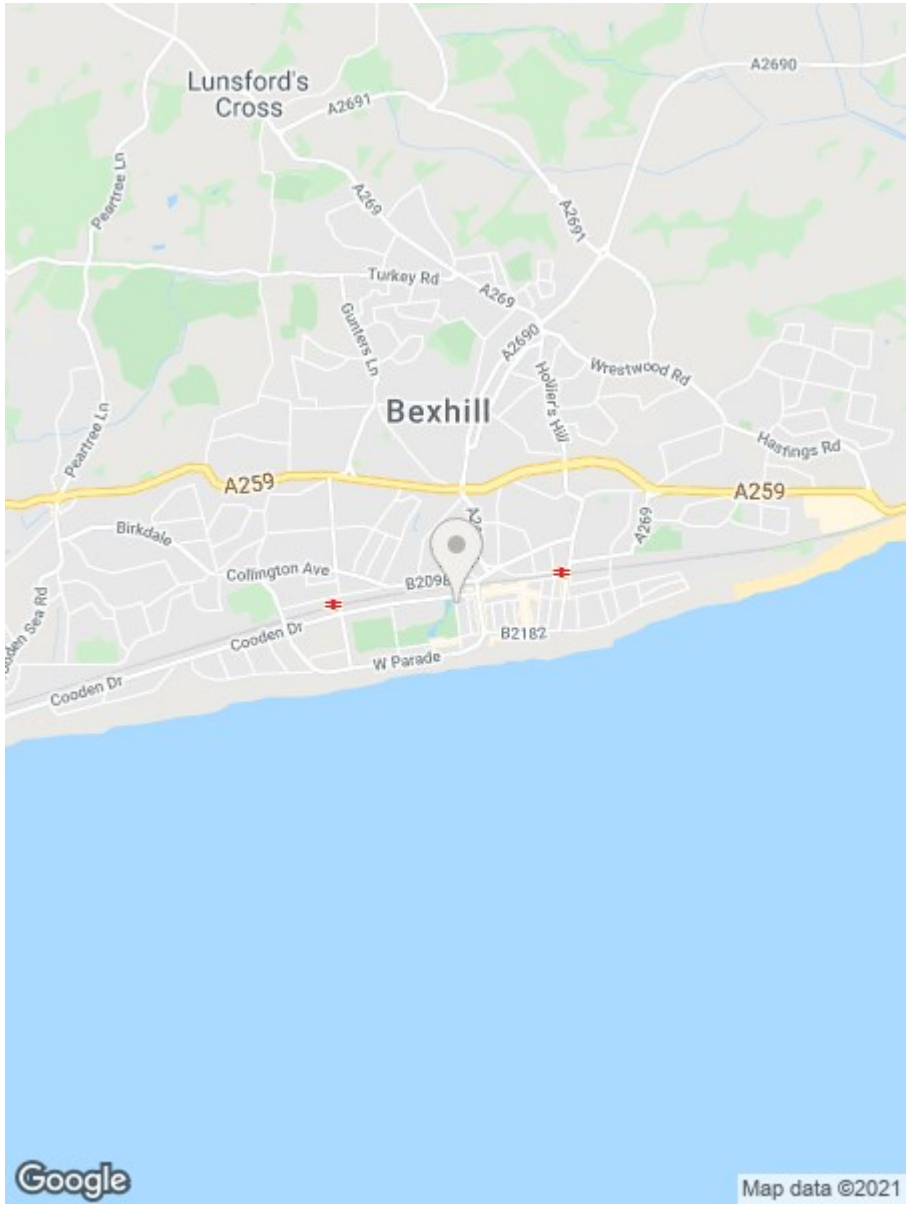

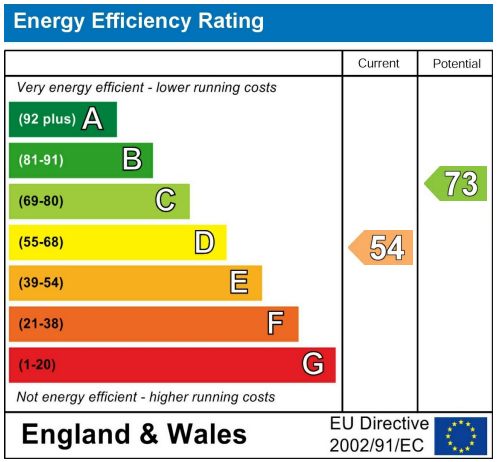

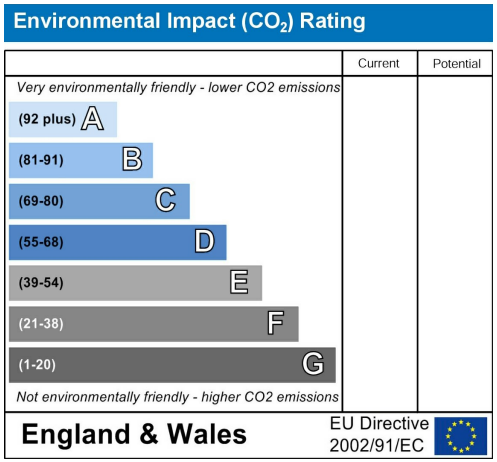

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