

RUSH  
WITT &  
WILSON



**Flat 2, 21 Park Road, Bexhill-On-Sea, East Sussex TN39 3HZ**  
**£175,500**

**A bright and spacious two bedroom first floor converted flat with stunning views over Egerton Park, Bexhill with westerly elevation. Accommodation provides kitchen/breakfast room, sun balcony, living room with views over Egerton Park, shower room and two bedrooms. Other benefits include gas central heating system and double glazed windows and doors. Viewing highly recommended by the Sole Agents, Rush Witt & Wilson, Bexhill.**



**Communal Entrance Hallway**

With entryphone system, stairs to the first floor.

None of the services or appliances mentioned in these sale particulars have been tested.

**Private Entrance Hall**

Entrance door and window to the side elevation.

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.

**Living Room**

18'8" x 16'0" (5.69m x 4.90m )

Covered double radiator, shelving and storage unit, bay windows overlooking the front elevation with stunning views over the adjoining Egerton park. Built-in cupboard with the gas central heating and domestic hot water boiler.

Council Tax Band – A

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

**Kitchen/Breakfast Room**

11'3" x 8'4" (3.43m x 2.56m )

Fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, single drainer stainless steel sink unit with mixer tap, plumbing for washing machine, integrated oven and grill with electric hob, tiled splashbacks. Door leads out on the sun balcony with beautiful views over the adjoining park with outside light, awning and is westerly facing.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

**Bedroom One**

18'0" x 9'3" (5.50m x 2.83m )

Window to the rear elevation, double radiator, built-in wardrobe.

**Bedroom Two**

12'4" x 7'3" (3.76m x 2.22m )

Window to the rear elevation, built in wardrobe.

**Shower Room**

Suite comprising a walk-in shower with electric shower controls and shower head, WC with low level flush, wall mounted wash hand basin with vanity unit beneath and chrome heated towel rail.

**Outside****Lease**

Share of Freehold - 990 years remaining.

**Service Charge**

We have been advised it's approximately £2000 per annum.

Share Of Freehold.

**Agents Note**

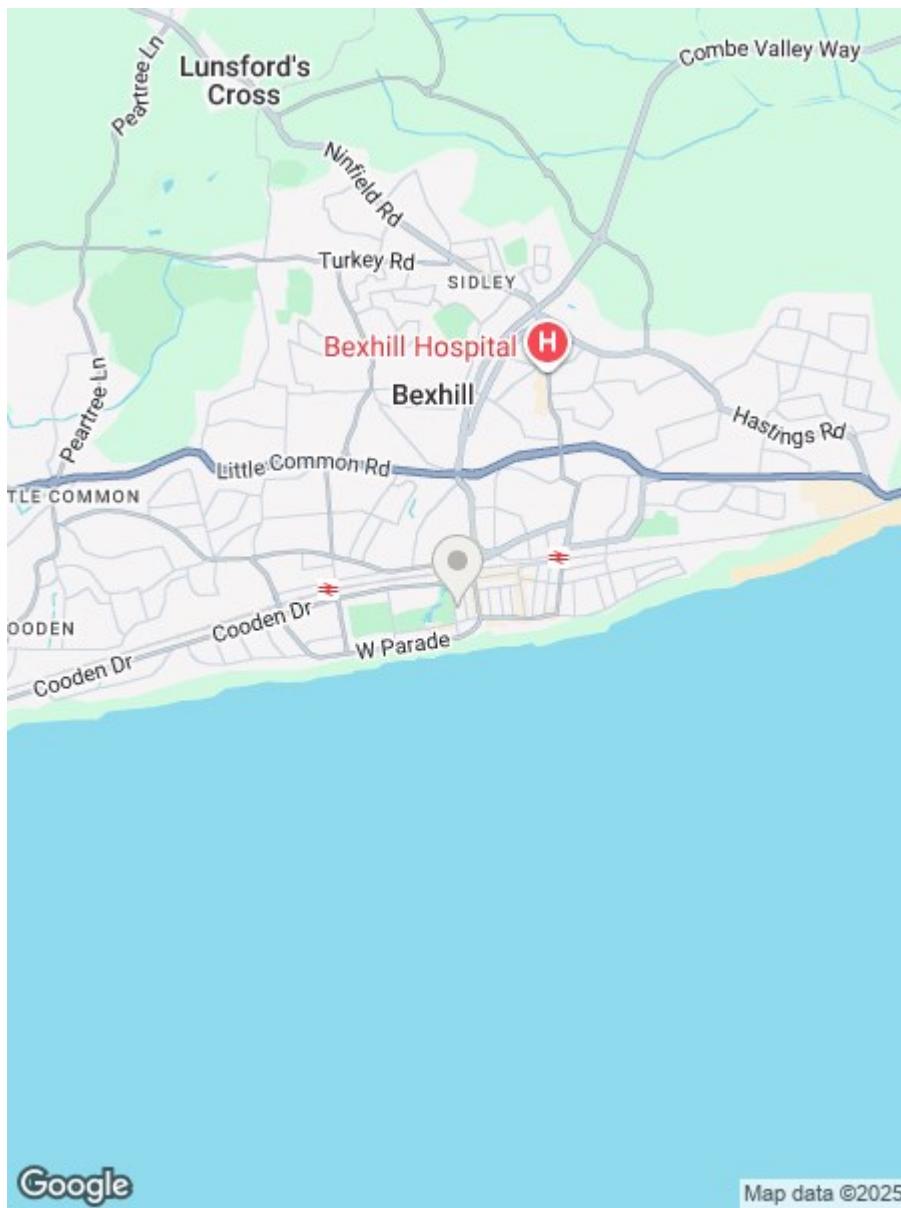


1ST FLOOR  
711 sq.ft. (66.0 sq.m.) approx.



TOTAL FLOOR AREA : 711 sq.ft. (66.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Residential Estate Agents  
Lettings & Property Management



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>	75	81
(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>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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