

**RUSH  
WITT &  
WILSON**



**1 Egerton Road, Bexhill-On-Sea, East Sussex TN39 3HH**  
**£199,950**

**A stunning one bedroom garden flat, situated just off the beautiful Bexhill promenade, refurbished to an exceptional standard with excellent presentation with gas central heating system, double glazed windows and doors, private front & rear courtyard garden. There is a private entrance, beautiful entrance vestibule and many original Victorian features throughout. Other features include modern kitchen/breakfast room, utility room, modern shower room suite. Viewing comes highly recommend by Rush Witt & Wilson, Sole Agents. Council Tax Band A.**



**Private Entrance Vestibule**

With entrance door, Victorian French doors with stained glass opens into the private hallway.

**Private Hallway**

Single radiator.

**Living Room**

18'3 x 12'10 (5.56m x 3.91m )

Bay window overlooks the front elevation, double radiator, ornate fireplace.

**Kitchen/Breakfast Room**

13'10 x 12'6 (4.22m x 3.81m )

Modern fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, one and a half bowl single drainer sink unit with mixer tap, Belling range style cooker with three ovens and grill and gas hob with extractor canopy and light, tiled splashbacks, space for fridge/freezer, double radiator, window to the rear elevation and door leading out to utility room. Space for a family table and chairs.

**Utility Room**

8'8 x 4'10 (2.64m x 1.47m )

Window overlooks the rear southerly elevation with door to side leading to the private courtyard garden, plumbing for washing machine, space for tumble dryer.

**Bedroom One**

15'3 x 14'4 (4.65m x 4.37m )

Bay window overlooks the front elevation, double radiator, fitted wardrobe cupboards with tasteful art archway above the bedroom with keeps in with the Victorian character.

**Shower Room**

Modern suite comprising walk-in shower with fixed rainfall shower head and shower attachment, chrome controls, tiled splashbacks and sliding doors, w.c. with low level flush, wall mounted wash hand basin with vanity units, double radiator, obscure glass window to the rear elevation, built-in boiler cupboard with Worcester gas central heating and domestic hot water boiler.

**Lease & Maintenance Details**

The flat is Leasehold. We have been advised by the vendors that there is 125 years from 2017 and the service charge is £50pcm that includes buildings insurance and ground rent.

**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.

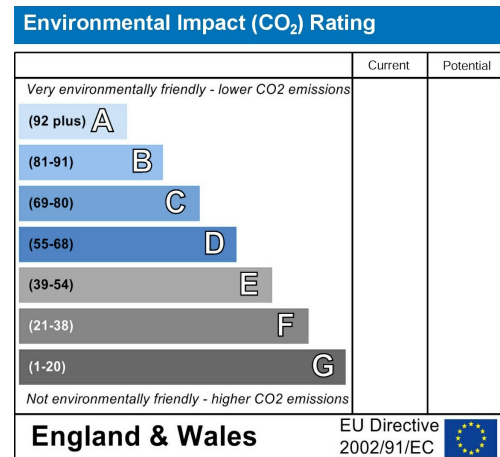
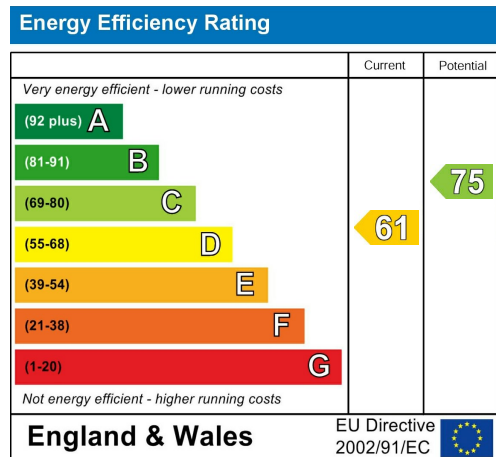
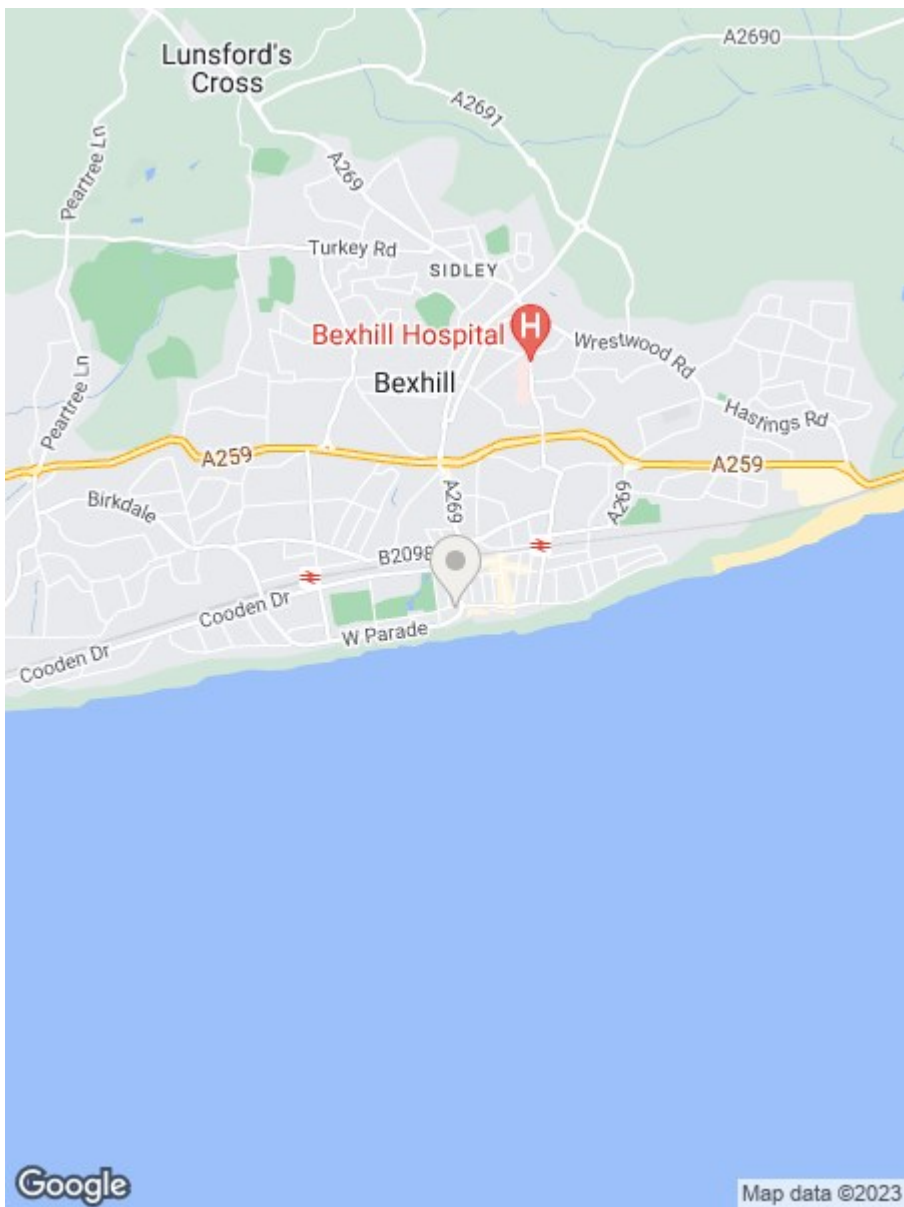




TOTAL APPROX. FLOOR AREA 735 SQ.FT. (68.2 SQ.M.)

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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