

**RUSH  
WITT &  
WILSON**



**29b Egerton Road, Bexhill-On-Sea, East Sussex TN39 3HJ**  
**£249,000 Freehold**

**A bright and spacious two bedroom maisonette, situated in this sought after location of Bexhill, within close proximity to Bexhill Town Centre, train station, seafront and located opposite the stunning Egerton Park. Internally the property comprises large kitchen/breakfast room, separate utility, two separate cloakrooms, bay front living room, family bathroom, separate shower room and two double bedrooms. Other internal benefits include gas central heating, double glazed windows and doors throughout. The property is to be sold with the freehold of the building, viewings come highly recommended by Rush Witt & Wilson Sole Agents.**



**Private Entrance Hallway**

Stairs rising to:

**First Floor**

**Landing**

Window to the side elevation, radiator, stairs rising to second floor, doors off to the following:

**Kitchen/Breakfast Room**

16'4 x 11'9 (4.98m x 3.58m)

Double glazed windows to the rear elevation, double radiator, fitted kitchen with a range of base level units, wood straight edge worktop surfaces, butler sink with mixer tap, space for freestanding cooker, space for freestanding American style fridge/freezer, integrated dishwasher.

**Utility Room**

11'1 x 7'4 (3.38m x 2.24m)

Double glazed windows to the rear elevation, matching wall and base level units, sink with side drainer and mixer tap, radiator.

**Cloakroom/WC**

Obscure glazed window to rear elevation, w.c high level flush, floating wash hand basin.

**Cloakroom/WC**

Window to front elevation, low level wc, floating wash hand basin, radiator.

**Living Room**

18'4 x 11'7 (5.59m x 3.53m)

Double glazed bay window to the front elevation overlooking Edgerton Park, feature fireplace with log burning stove, double radiator.

**Bathroom**

Obscure double glazed window to the front elevation, suite comprising panel enclosed bath with mixer tap with additional chrome wall mounted shower attachment and shower head, pedestal wash hand basin, radiator.

**Second Floor**

**Landing**

Doors off to the following:

**Shower Room**

Suite comprising low level wc, floating wash hand basin with mixer tap, walk in shower cubicle with wall mounted shower controls, chrome shower attachment and chrome shower head, radiator, obscure glazed window to the front elevation.

**Bedroom One**

16'4 x 11'9 (4.98m x 3.58m)

Double glazed window to the rear elevation, radiator, hatch leading to large storage space.

**Bedroom Two**

12'3 x 11' (3.73m x 3.35m)

Double glazed window to the rear elevation, radiator.

**Outside**

**Detached Garage**

Accessed via the rear of the property with an up & over door.

**Lease & Maintenance**

We have been advised hat the maintenance charge 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.

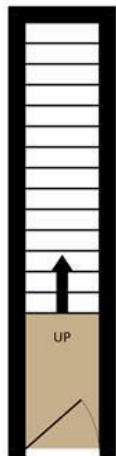
Council Tax Band – B

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

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



GROUND FLOOR  
45 sq.ft. (4.3 sq.m.) approx.



1ST FLOOR  
660 sq.ft. (61.3 sq.m.) approx.



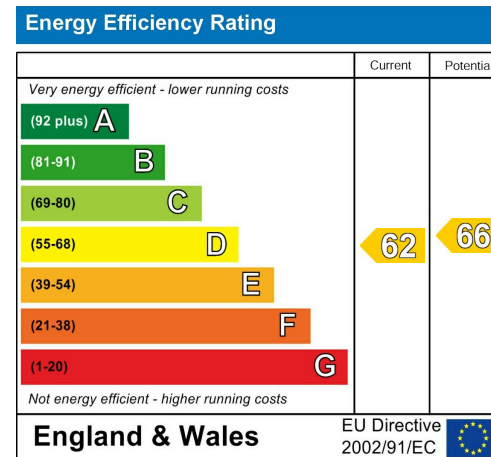
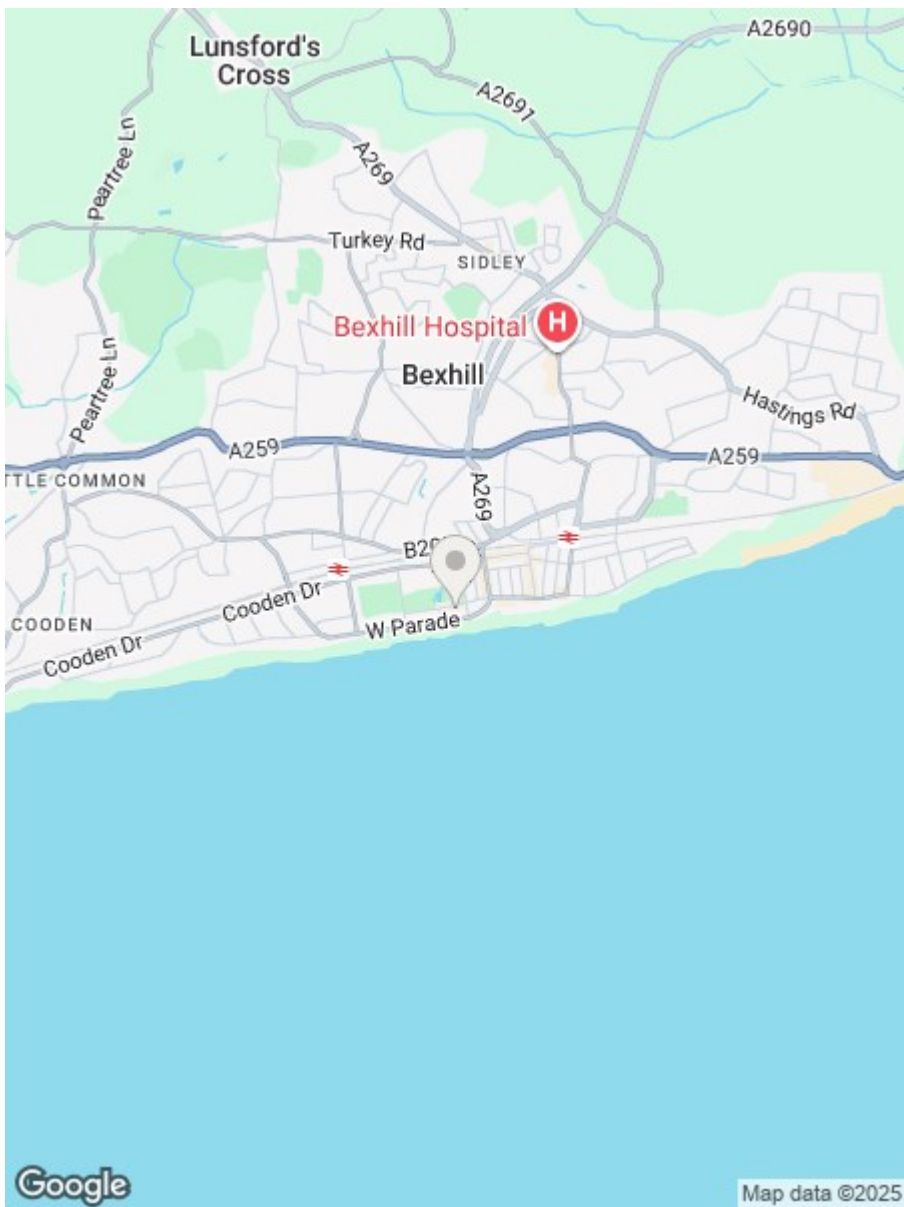
2ND FLOOR  
597 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA : 1302 sq.ft. (120.9 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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**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**