





**Oliver
& Bailey**

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Communal hallway

Living room

15'11" x 15'5" (4.87m x 4.71m)

Kitchen

11'7" x 5'7" (3.54m x 1.72m)

Bedroom one

11'3" x 6'5" (3.45m x 1.98m)

Bedroom two

12'0" x 14'8" (3.66m x 4.49m)

Bathroom

5'0" x 7'4" (1.53m x 2.25m)



Furnished Options: Unfurnished

Council Tax Band: A

Available Date: 15th January 2026

Oliver & Bailey

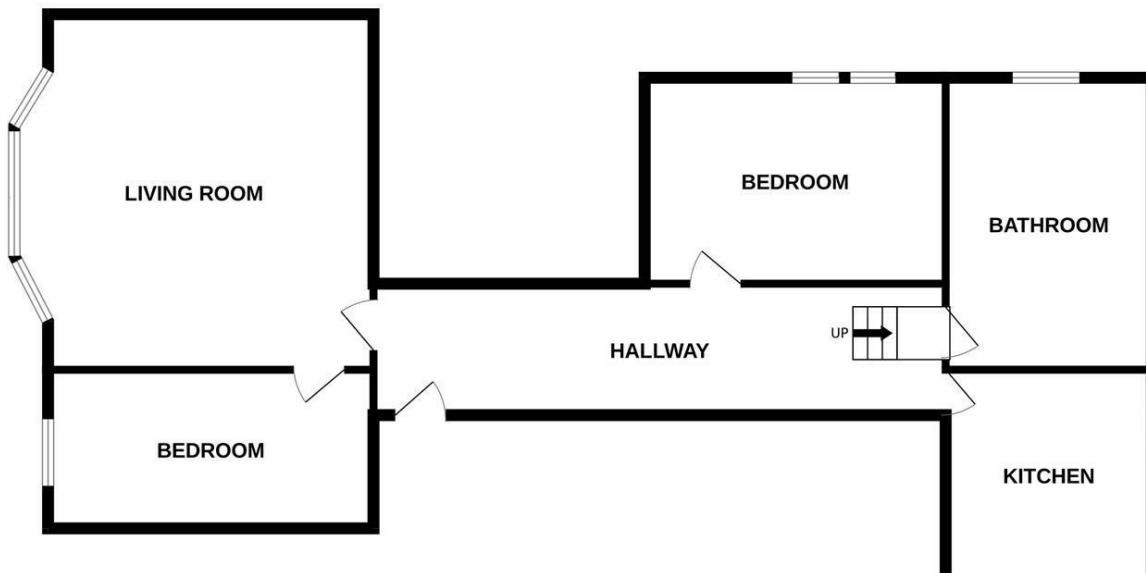
EXCEPTIONALLY SPACIOUS AND BRIGHT TWO BEDROOM FLAT WITH FANTASTIC VIEWS... Call Robyn or Georgia at Oliver & Bailey to view this very spacious and bright two bedroom top floor flat located in the heart of Bexhill Town Centre with uninterrupted views of Egerton Park.

The property has been newly redecorated and comprises of modern kitchen with new oven, gas hob and extractor fan, spacious and airy living room with bay window offering spectacular views of Egerton Park. The master bedroom is also bright and spacious, the second bedroom also offers views over Egerton Park. There is also a neutral bathroom suite with shower over bath.

Additional benefits include, gas central heating, double glazing and desirable location.

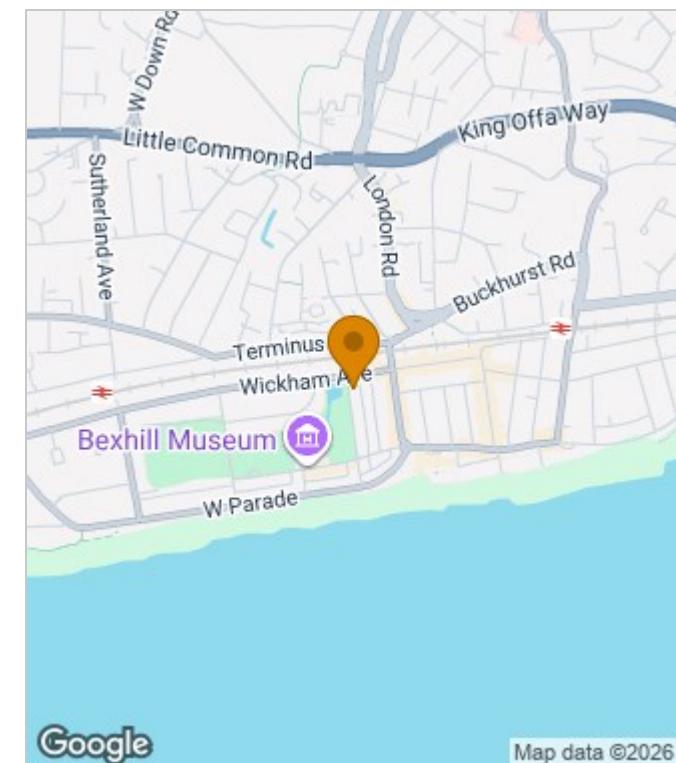
FLOORPLAN

GROUND FLOOR



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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AREA MAP



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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