



Egerton Road
Bexhill-On-Sea, TN39 3HL

£590,000 Freehold

Wyatt
Hughes
Residential Sales

Egerton Road, Bexhill-On-Sea, TN39 3HL

Welcome to this attractive period mid-terrace house located on Egerton Road in the charming town of Bexhill-On-Sea. This delightful property boasts four well-proportioned bedrooms and two bathrooms, making it an ideal family home. The house is configured over four split level floors, offering ample space for comfortable living.

As you enter, you will be greeted by high ceilings and a sense of elegance that permeates throughout the home. The two reception rooms provide versatile spaces for relaxation and entertainment, while the sunroom invites natural light and offers a lovely view of the south-facing rear garden. The modern kitchen is fitted to a high standard, perfect for those who enjoy cooking and entertaining.

The property has undergone a full refurbishment by the present owners during their time at the property where this has been a very happy home for them, ensuring that it is presented in excellent condition. The bathrooms are stylishly appointed, and the overall decor reflects a contemporary yet warm atmosphere. Additionally, the house features a cellar space, providing extra storage options.

Outside, the south-facing rear garden is a true gem, complete with composite decking, ideal for al fresco dining or simply enjoying the sunshine. There is also a large timber-built storage shed, perfect for garden tools or outdoor equipment. Off-road parking adds to the convenience of this splendid home.

Situated in the town centre, this property is just opposite Egerton Park and a mere block away from the seafront. Residents will appreciate the easy walking distance to the iconic De La Warr Pavilion, as well as a variety of shops, cafes, restaurants, and the mainline railway station.

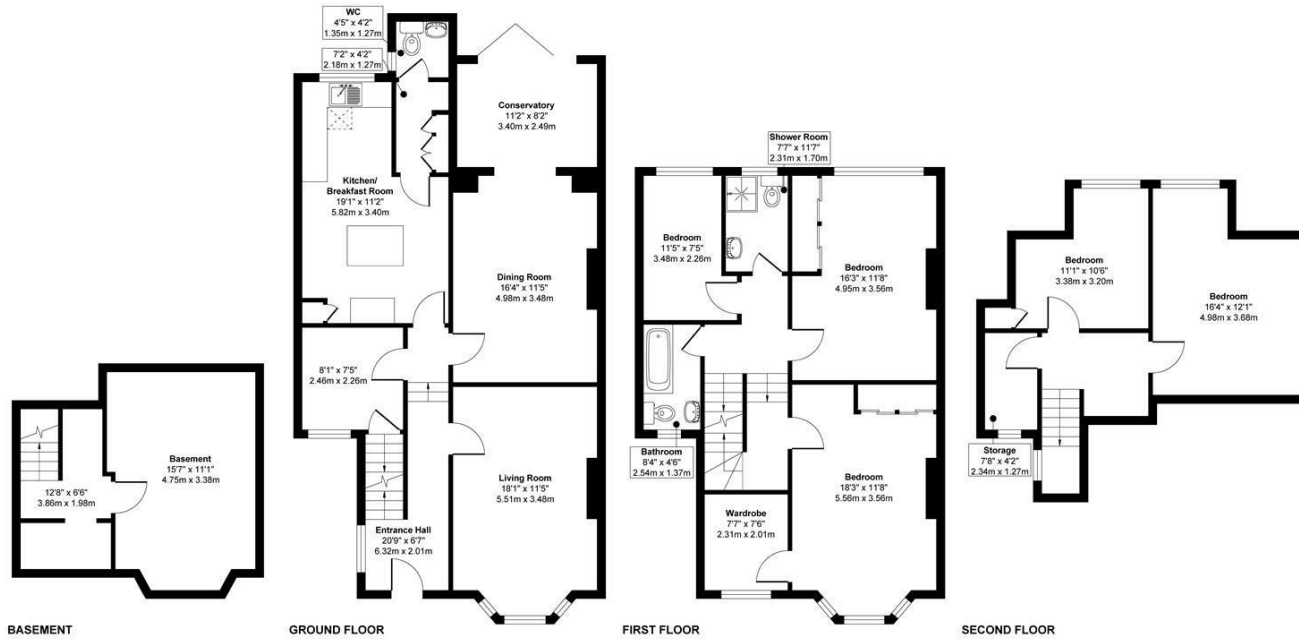
This superb family home combines period charm with modern living, making it a must-see for anyone looking to settle in Bexhill-On-Sea.

- STUNNING PERIOD TERRACE HOME
- TAX BAND D
- CELLAR AND ATTIC STORAGE SPACE
- IDEALLY SITUATED IN THE TOWN WITH A WIDE VARIETY OF AMMENTIES WITHIN EASY WALKING DISTANCE
- FOUR / FIVE BEDROOMS
- OFF ROAD PARKING
- 1302 SQ FT
- EPC RATING D
- PRIVATE GARDEN
- CONFIGURED OVER FOUR FLOORS WITH VERSATILE AND WELL PROPORTIONED ACCOMODATION

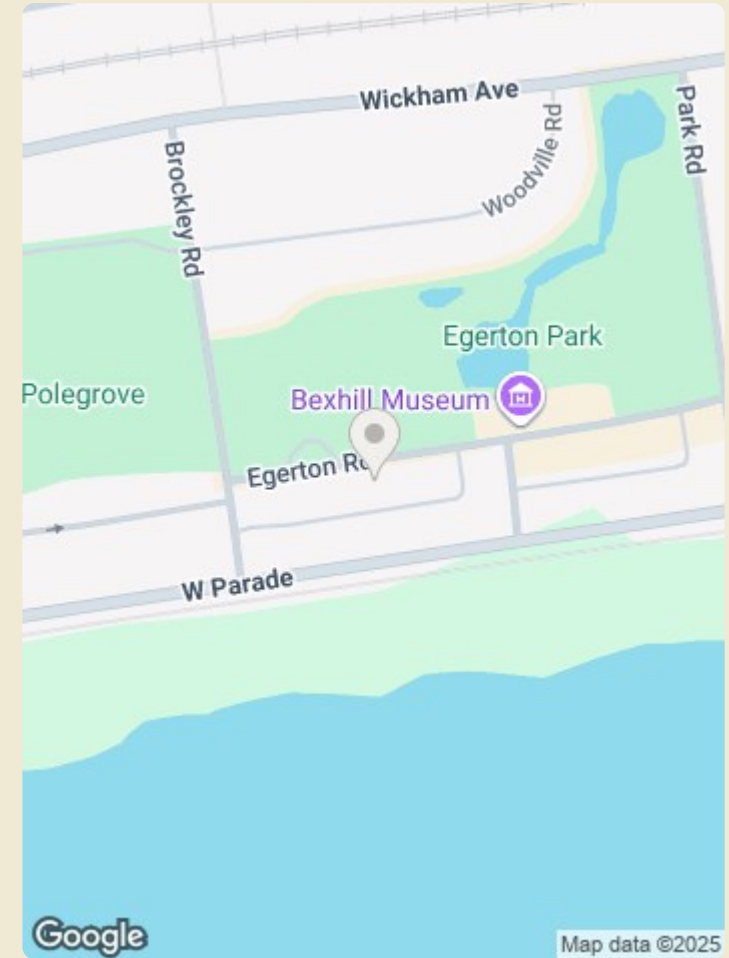


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Approximate Gross Internal Floor Area
1302 sq. ft / 120.95 sq. m



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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	71	England & Wales	EU Directive 2002/91/EC	

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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