



**Egerton Road, Bexhill-On-Sea TN39 3HJ**

  
**fox & sons**



**welcome to**

**Egerton Road, Bexhill-On-Sea**

Fox & Sons are proud to market this exceptional ground floor two-bedroom flat ideally located just a minutes walk away from the seafront, Bexhill town and Egerton Park. With a south-facing garden and substantial additional space, this property is a rare addition to the market!



### Front Garden

A small lawned space with cobbled path leading to the main communal access doorway.

### Entrance Hall

The entrance hall gives access to the first bedroom, shower room and the staircase leading downstairs to the basement, also featuring the airing cupboard and immersion.

### Bedroom One

11' 6" x 9' 9" ( 3.51m x 2.97m )

With a North facing view over Egerton Park through large double glazed bay windows.

### Kitchen

7' 11" x 7' 6" ( 2.41m x 2.29m )

With a window to the side aspect, plumbing and space for appliances such as a washing machine, tumble dryer or fridge freezer underneath.

### Lounge

16' 1" x 11' 8" ( 4.90m x 3.56m )

With south facing double glazed french doors leading to the conservatory and an electric feature fireplace.

### Conservatory

10' 6" x 7' 7" ( 3.20m x 2.31m )

A south facing, good-sized conservatory with UPVC windows surrounding.

### Bedroom Two

11' 6" x 10' 11" ( 3.51m x 3.33m )

Bedroom two comprises of large double glazed windows with an outlook of the rear garden and vinyl wood flooring.

### Shower Room

7' 11" x 5' 2" ( 2.41m x 1.57m )

With a single corner shower, wash hand basin and low-level WC.

### Basement

A huge basement spanning the entirety of the square footage of the flat, an absolutely great space for storage.

### Rear Garden

A manageable but still generously sized south-facing garden, with lawn & patio space and shed storage.



Total floor area 120.6 sq.m. (1,299 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## Egerton Road, Bexhill-On-Sea

- OFFERS IN EXCESS OF £220,000
- SOUTH-FACING GARDEN
- TWO-BEDROOMS
- HUGE BASEMENT STORAGE
- HIGH-FEATURE CEILINGS

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£220,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BOS112121 - 0018

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