



Not to Scale. Produced by The Plan Portal 2024
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Egerton Road
Approximate Gross Internal Area
881 sq ft - 82 sq m

BURGESS & CO. Flat 7 Egerton Court, 17 Egerton Road, Bexhill-On-Sea, TN39 3HH
01424 222255

£185,000 Leasehold



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Burgess & Co are delighted to bring to the market this bright and spacious flat located in the lower ground floor of this charming period building with its own private front door. Ideally located being within walking distance of Egerton Park, the seafront and Bexhill Town Centre with all its amenities, shopping facilities, restaurants, mainline railway station and bus services. The accommodation is arranged to provide a private entrance, an entrance hall, living room, modern fitted kitchen, two bedrooms and a modern fitted bathroom. The property benefits from gas central heating, double glazing, the remainder of a 999 year Lease and is to be sold CHAIN FREE. Viewing is essential to fully appreciate not only the location but all that this flat has to offer.

Private Entrance

With front door to

Entrance Hall

With radiator, inset spotlights, large storage cupboard, fitted cupboard, three double glazed windows to the side.

Living Room

13'9 x 12'3

With radiator, feature electric fire, inset spotlights, two cupboards, double glazed window to the side.

Bedroom One

19'8 x 9'4

With radiator, inset spotlights, two double glazed windows to the front.

Bedroom Two

15'5 x 8'9

With radiator, inset spotlights, two double glazed windows to the front.

Split Level Hallway

With radiator, double glazed window to the side.

Kitchen

12'6 x 9'6

Comprising matching range of wall & base units, work surface, inset 1 & ½ bowl sink unit, fitted gas hob with extractor hood over, fitted oven under, space for fridge/freezer, space & plumbing for washing machine, radiator, wall mounted Baxi combi boiler, tiled floor, two double glazed windows to the rear, double glazed door to the side.

Bathroom

9'6 x 5'1

Comprising bath with shower attachment, pedestal wash hand basin with waterfall tap, low level w.c, heated towel radiator, tiled floor, partly tiled walls, two double glazed frosted windows to the rear.

Outside/Parking

From the kitchen there is access to a small outside area with steps leading up to the car park with parking for residents.

NB

There is the remainder of a 999 year Lease from 29 September 1976. We have been advised that the service charges are approximately £2,000 pa and the ground rent is £15 pa. Council tax band: A

