



BURGESS & CO. 30 Clock Tower Court, Park Avenue, Bexhill-On-Sea, TN39 3HP
01424 222255

Offers Over
£190,000 Leasehold



****CHAIN FREE**** Burgess & Co are pleased to offer this bright and spacious two bedroom fourth floor flat, forming part of this purpose built block being ideally located directly opposite Egerton Park and yet within a very short walk to Bexhill seafront. Situated within walking distance to Bexhill Town Centre with its local amenities, shops, restaurants, mainline railway station and the iconic De La Warr Pavilion. There is a communal entrance with lift and stairs to the fourth floor and private front door. The accommodation comprises an entrance hall, a living room/diner with access to a private balcony enjoying sea views, a fitted kitchen, two bedrooms and a shower room. Further benefits include gas central heating, double glazing, newly fitted carpets, new double glazing, views towards Beachy Head, a garage and the remainder of a 999 year Lease. Viewing is highly recommended by vendors sole agents to fully appreciate all that this flat has to offer.

Energy Efficiency Rating		
	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	72	78
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		

