

**RUSH  
WITT &  
WILSON**



**Flat 6, 34 Park Road, Bexhill-On-Sea, East Sussex TN39 3HX  
£190,000**

**A spacious top floor two bedroom flat, formally a hotel, situated a stones throw away from the stunning Beach at Bexhill West Parade, close to the beautiful Egerton Park, off road parking, gas heating system, double glazed windows and doors, share of freehold, 900+ years on the lease, entry phone system, off-road parking, vacant possession. Viewing comes highly recommended by Rush, Witt & Wilson Sole Agents.**



**Entrance Hall**

Communal entrance hallway, with entry phoning system, stairs to the top floor, private entrance hall as entrance door. Entry phone system hand-set, double radiator, storage cupboard.

**Living Room**

16'2" x 13'2" (4.93 x 4.03)

Window to west elevation, double radiator, feature fireplace.

**Kitchen**

9'8" x 6'6" (2.95 x 2.00)

Window to rear elevation, modern fitted kitchen comprising a range of base wall units with laminate worktops, single drainer stainless steel sink unit, washing machine, tiled splash-backs, electric hob with integrated oven and grill beneath. Wall mounted gas central heating, domestic hot water boiler.

**Bathroom Suite**

Comprising bath with hand shower attachment, wall mounted wash hand basin vanity beneath, WC low level flush, heated ground towel rail, steel glass windows to rear elevation, tiled splash backs.

**Bedroom 1**

12'11" x 13'1" (3.95 x 4.00)

Double radiator, windows to front elevation.

**Bedroom 2**

10'10" x 9'8" (3.31 x 2.96)

Double radiator, windows to front elevation.

**Off Road Parking**

Off Road Parking to the rear of the property.

**Service Charges & Lease Details**

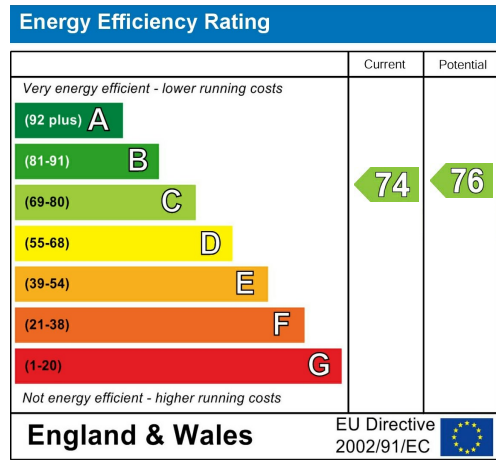
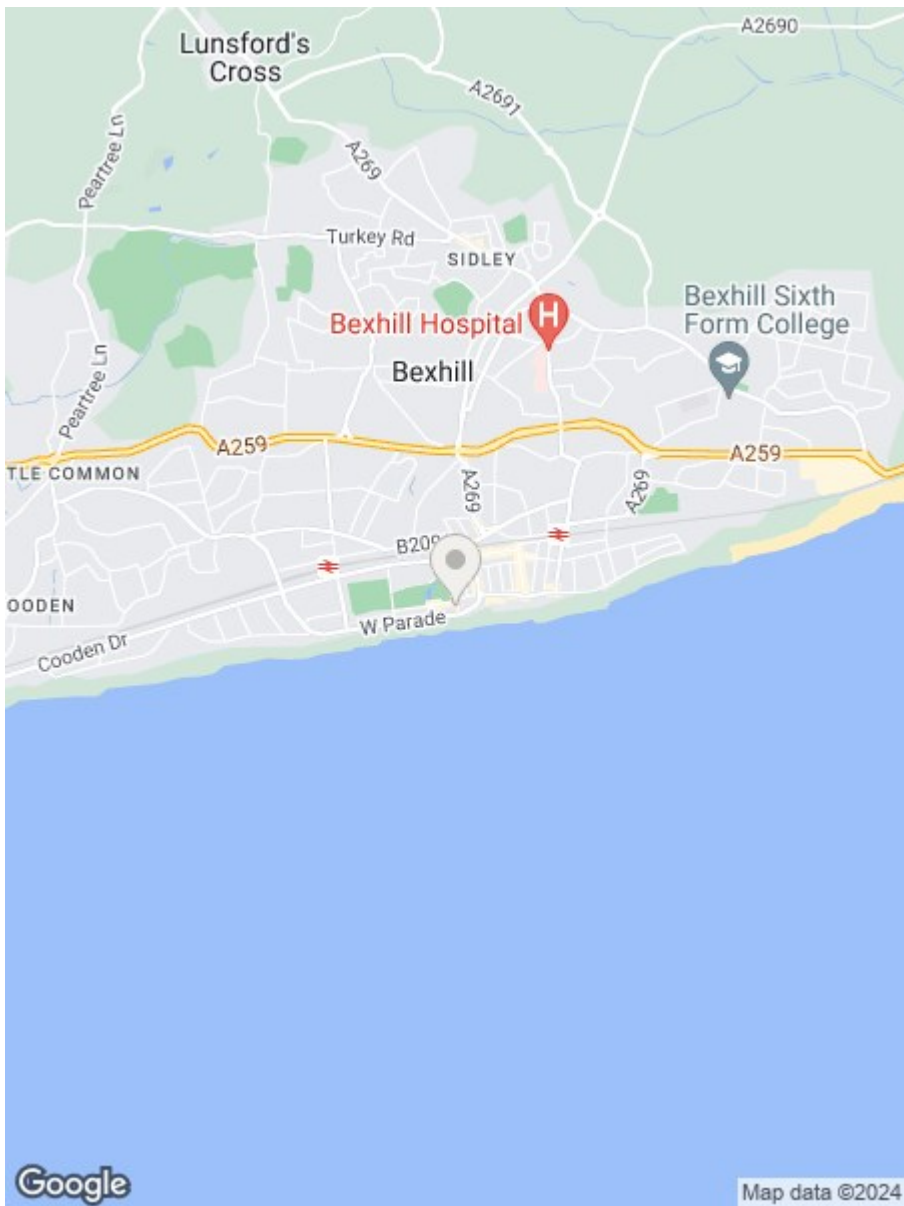
Approximately 999 years from 25th March 2005 remaining on the lease. Service charge approximately £1,200 per annum.

**Agent Note**

Service charge is under lease details, sharer free-holds 900+ years remaining on the lease, annual service costs we will let you know, off-road parking located to the rear of the property.







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