

**RUSH
WITT &
WILSON**



**Flat 6, 34 Park Road, Bexhill-On-Sea, East Sussex TN39 3HX
£179,950**

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.

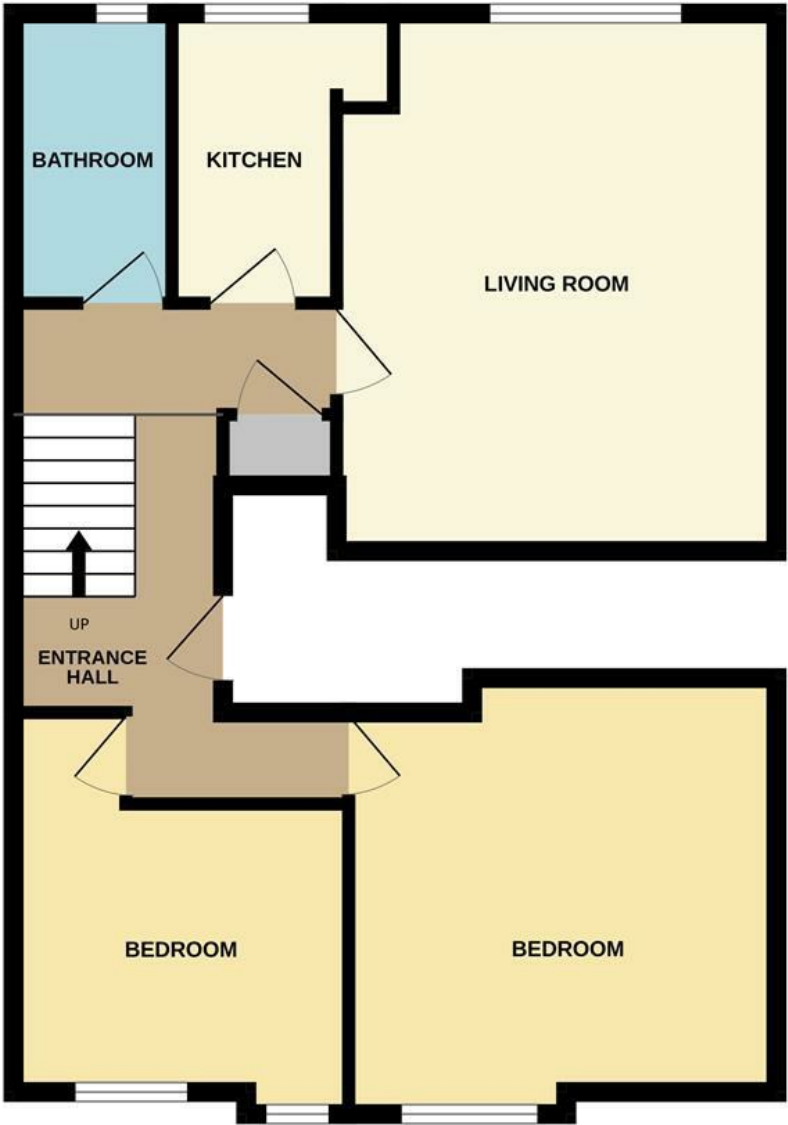
Agent Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



SPLIT LEVEL TOP FLOOR

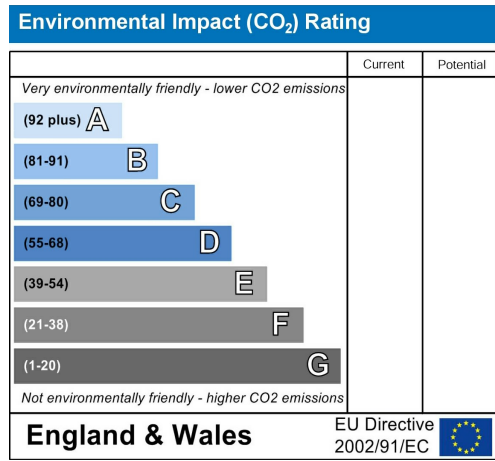
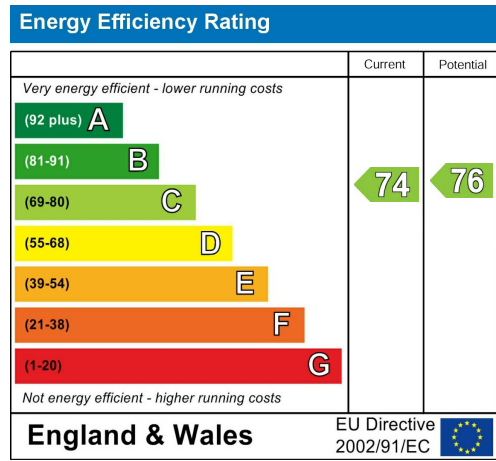
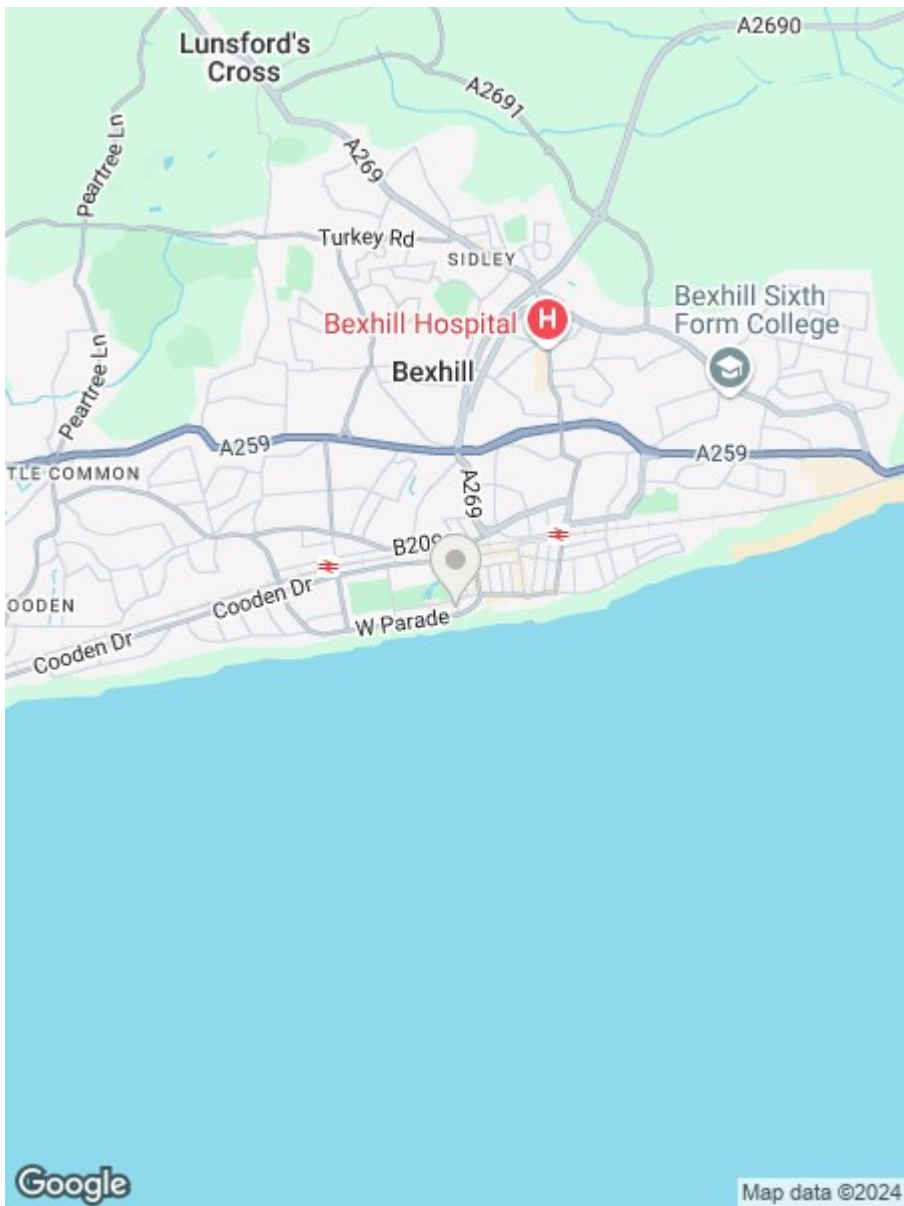
647 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA : 647 sq.ft. (60.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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