



OAKFIELD



Egerton Road, Bexhill-On-Sea, TN39 3HL

£1,100 Per Calendar Month



## Egerton Road, Bexhill-On-Sea, TN39 3HL

**\*\*Zero Deposit available\*\***

A two-bedroom apartment with private entrance within walking distance to the sea... What more could you ask for?

This property is in a fantastic location and boasts from being directly opposite Egerton Park and only a short walk into the town centre itself.

As you enter the property up the flight of stairs you are greeted with a bright and airy landing space with doors leading to all principle rooms. Firstly you have the living room with double doors leading out to the large balcony with views over Egerton Park and Bexhill Polegrove, you then have your kitchen with matching wall and base units, a electric free standing cooker and integrated fridge/freezer. Further rooms include a modern fitted bathroom with full sized bath and shower over, a WC, hand basin and a large heated towel rail, the master bedroom over looks the back of the property which is actually south facing so benefits from an amazing amount of natural light beaming through all day, it also benefits from a built in wardrobe and lastly you have the second double bedroom with views over the park.

Further benefits of the property include your own private entrance, double glazing, gas central heating and permit parking.

Please note:

An annual household income of £33,000 will be required for the affordability criteria of this property.

The minimum tenancy length is 12 months.





**Kitchen**  
8'01 x 7'09 (2.46m x 2.36m)

**Living Room**  
12'07 x 10'11 (3.84m x 3.33m)

**Bedroom One**  
15'08 x 10'00 (4.78m x 3.05m)

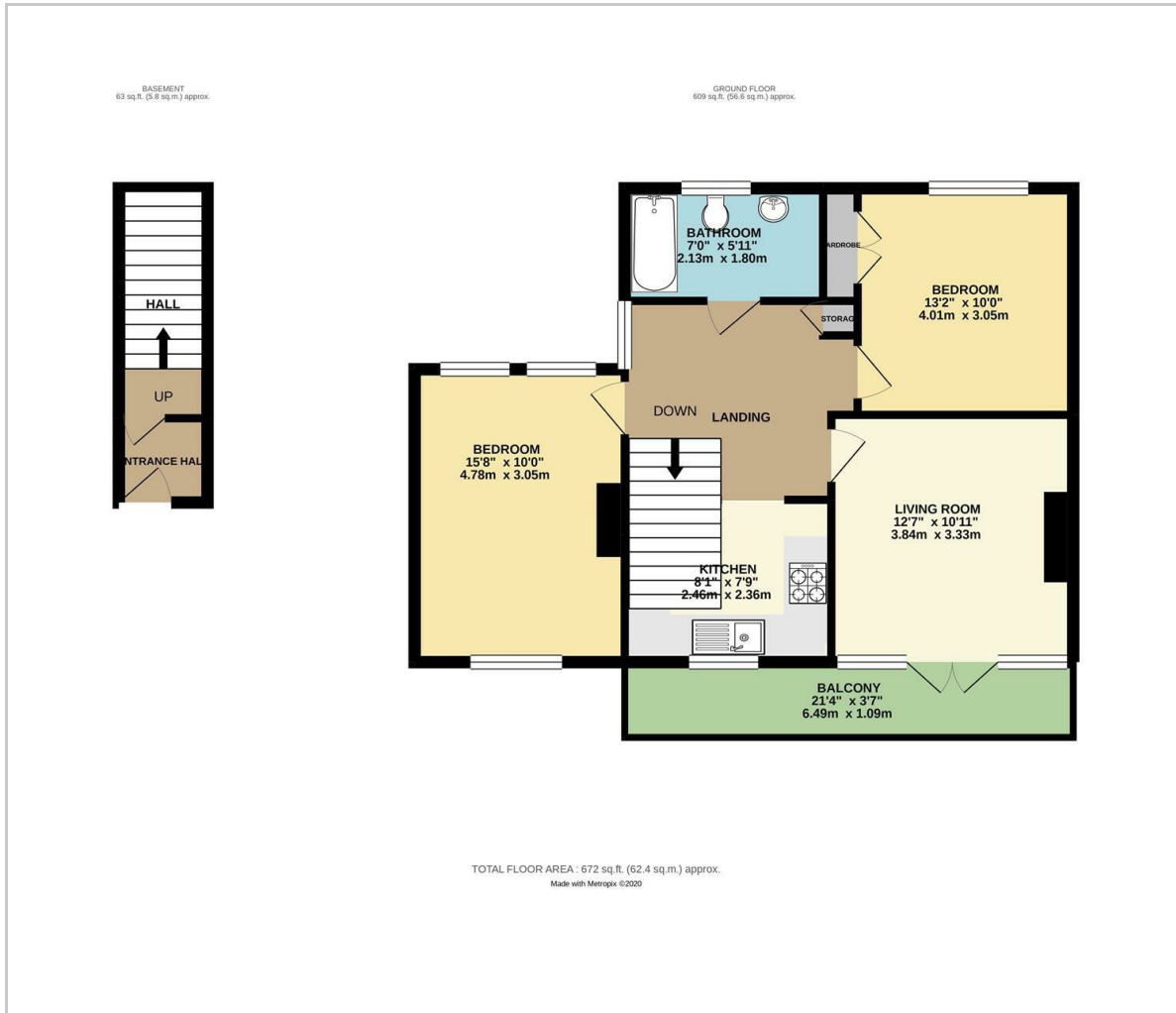
**Bedroom Two**  
13'02 x 10'00 (4.01m x 3.05m)

**Bathroom**  
7'00 x 5'11 (2.13m x 1.80m)

**Council Tax Band A - £1,626.00**



## Floor Plan



## Viewing

Please contact us on 01424 817075 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

