



OAKFIELD



Egerton Road, Bexhill-On-Sea TN39 3HH

Price Guide £175,000





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

Price Guide £175,000 - £195,000

This two-bedroom first-floor flat is perfectly situated just around the corner from Bexhill Seafront, offering a wonderful coastal lifestyle with easy access to local shops and amenities. The property provides spacious living, with an entrance hall that leads to a bright bay-fronted living room, filling the space with natural light and flowing into the kitchen.

From the hallway you will find the remaining accommodation, which includes two generously sized double bedrooms. The main bedroom benefits from built-in wardrobes, providing plenty of storage. Additionally, the flat features a separate bathroom and W/C.

The property has recently been redecorated throughout with brand-new carpets installed. Further benefits include double glazing throughout and electric heaters.







### Lounge

18'4 x 11'6 (5.59m x 3.51m)

### Kitchen

6'3 x 6'3 (1.92m x 1.91m)

### Bedroom 1

12'2 x 8'10 (3.71m x 2.69m)

### Bedroom 2

10'10 x 9'2 (3.30m x 2.79m)



### Bathroom

7'3 x 4'3 (2.21m x 1.30m)

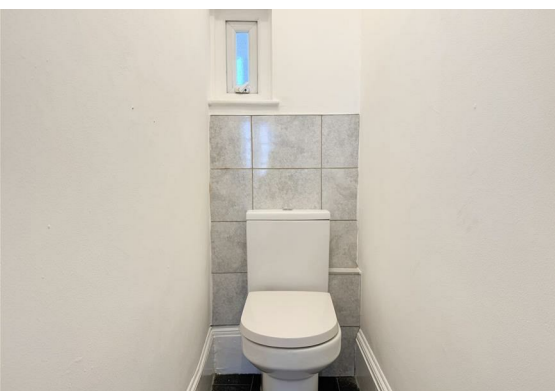
### WC

5'3 x 2'7 (1.60m x 0.79m)

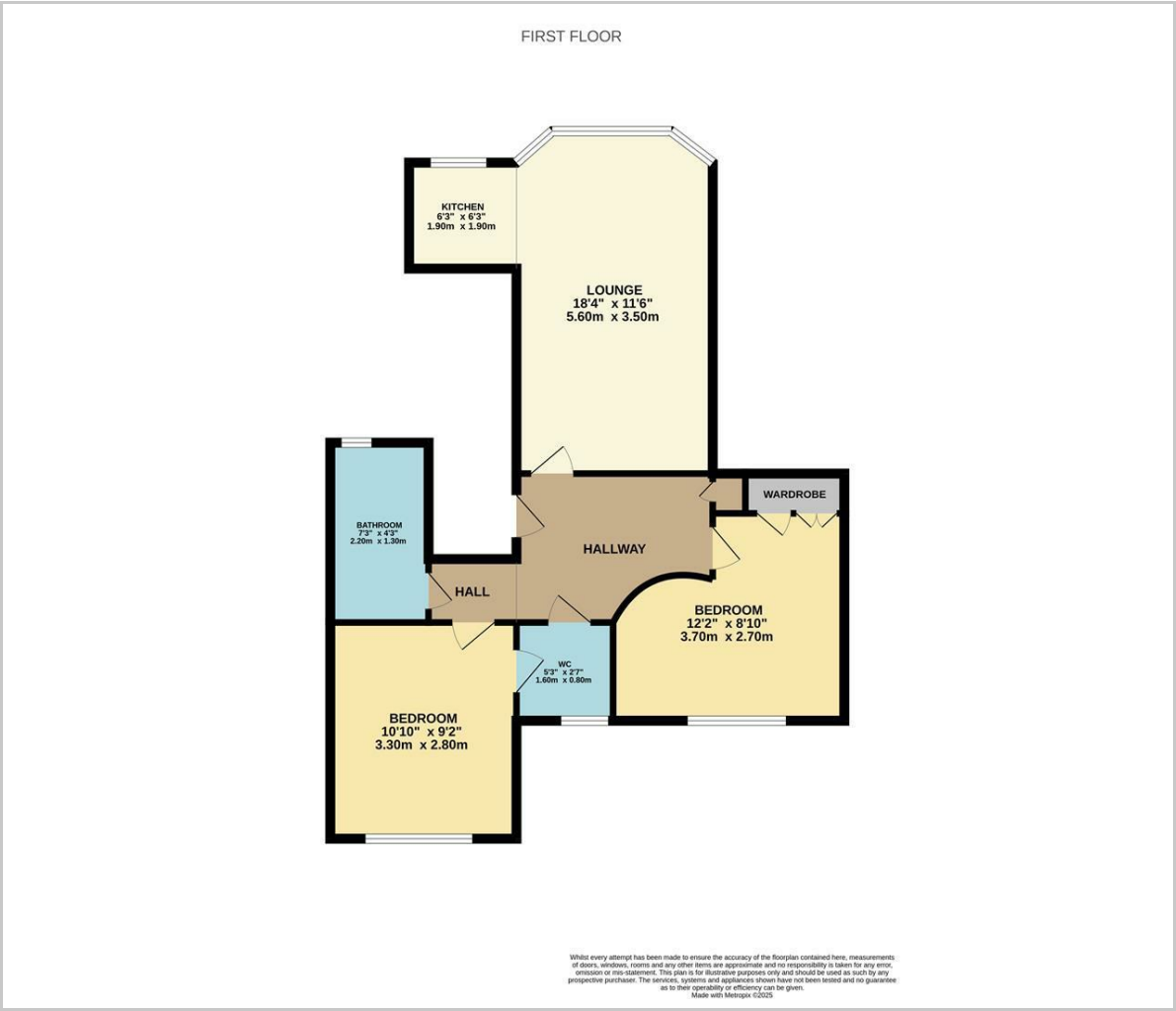
**Council Tax Band - A £1,626 per annum**

### Lease Information

The seller advises that the property is offered as leasehold and has approximately 126 years remaining on the lease. There is no service charge as building maintenance costs are shared between the three flats in the block. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor.



Floor Plan

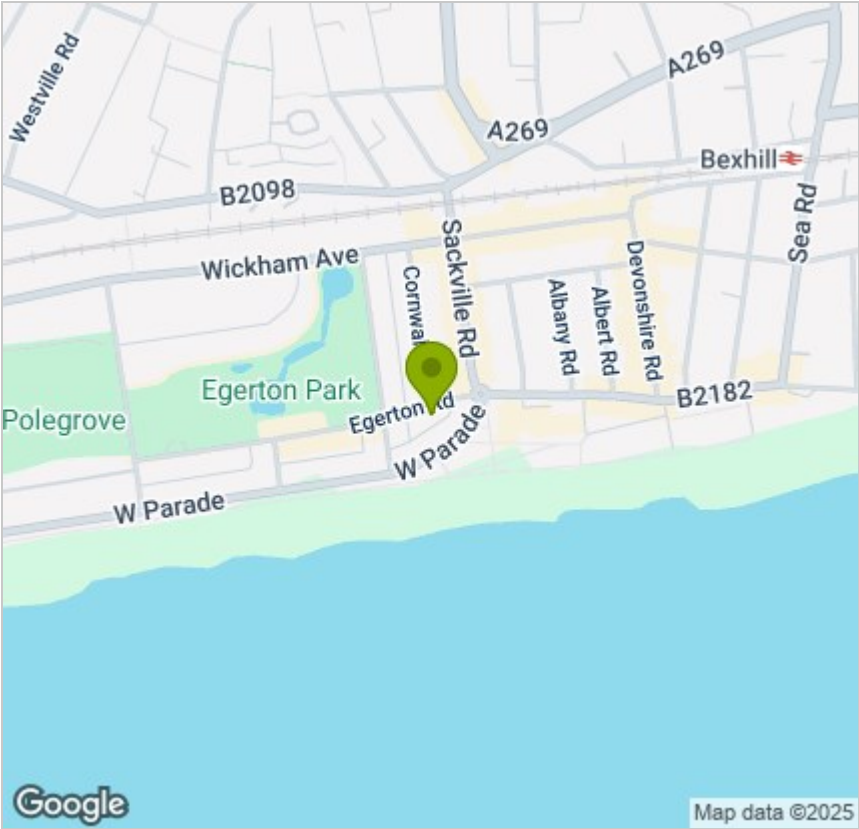


Viewing

Please contact us on 01424 224700 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

