

Flat 2, 32 Park Road, Bexhill-On-Sea, East Sussex TN39 3HX
Offers In Excess Of £160,000 Share of Freehold

About the property

Situated in a highly sought-after and convenient town centre location, this spacious ground floor two-bedroom apartment offers an exceptional blend of comfort, style, and potential. Perfectly positioned adjacent to the beautiful Egerton Park and the vibrant seafront, this property provides easy access to local amenities, leisure facilities, and excellent transport links, making it an ideal home for professionals, couples, or those looking to downsize without compromising on space. Upon entering, you are welcomed into a generously proportioned lounge-diner featuring a charming bay window that floods the room with natural light, creating an inviting and relaxing atmosphere for both everyday living and entertaining guests. The well-designed modern fitted kitchen-breakfast room is perfect for culinary enthusiasts and provides ample storage and preparation space, ensuring meal times can be enjoyed with ease and comfort. The apartment boasts two comfortable bedrooms, one benefitting from an en-suite wc and a modern bathroom, adding an extra layer of convenience and privacy for family or visitors alike. The central heating and double glazing throughout provide warmth and energy efficiency, enhancing the property's overall appeal and comfort year-round. One of the standout features of this property is the large tanked cellar, offering excellent scope for additional living space, storage, or even a bespoke home office or gym - the possibilities are extensive, allowing the new owner to add significant value and functionality to the home. The rear of the apartment opens up to a delightful patioed courtyard, creating a private outdoor space perfect for alfresco dining, relaxation, or gardening enthusiasts. Residents benefit from communal off-road parking spaces, ensuring convenience and ease of access. Viewing comes highly recommended by RWW sole agents.










Floor 0



Floor 1

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Approximate total area(1)

110.2 m²

1187 ft²

Reduced headroom

0.2 m²

2 ft²

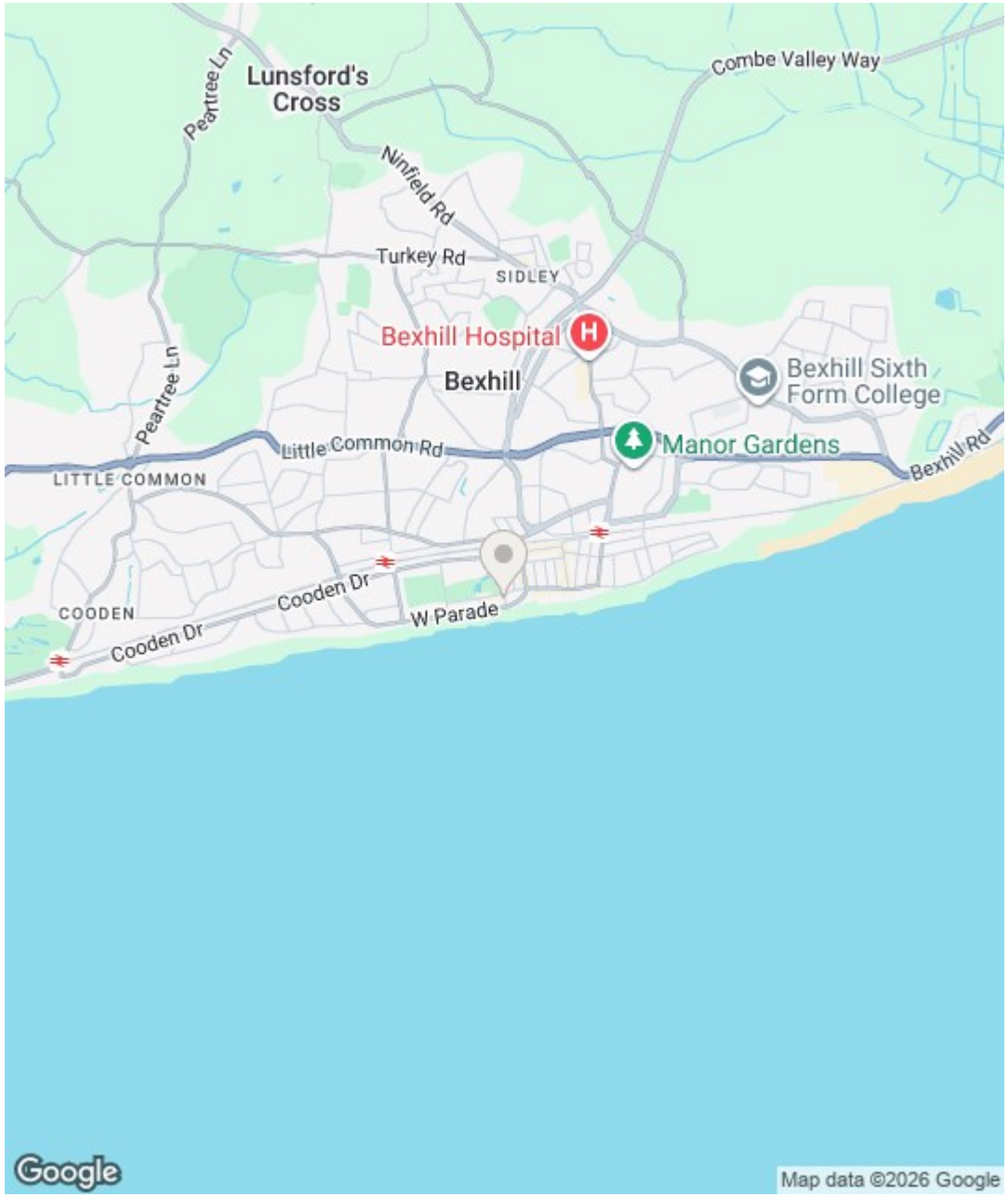
(1) Excluding balconies and terraces

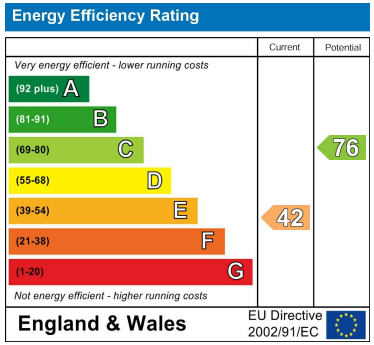
Reduced headroom

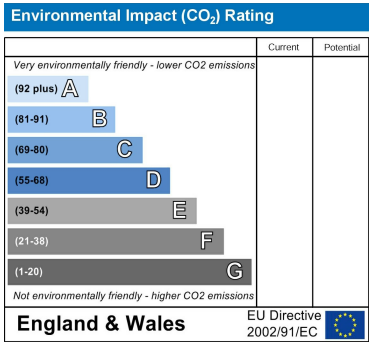
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







Council Tax Band - A

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://rushwittwilson.co.uk/privacy-policy

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

RUSH WITT & WILSON

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