

# Abbott & Abbott

Estate Agents, Valuers and Lettings



30 Park Road, Bexhill-On-Sea, TN39 3HX

£149,950





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# 30 Park Road

Bexhill-On-Sea, TN39 3HX

- Spacious split-level top floor flat for modernisation
- Two bedrooms
- Gas central heating & uPVC double glazing
- No onward chain
- Excellent location - only yards from seafront and Egerton Park
- Good size lounge with westerly aspect
- Parking space to rear of the building

Abbott & Abbott Estate Agents offer for sale, with no onward chain, this spacious and unusual split-level top floor flat, now in need of general modernisation and re-decoration, but situated in an excellent and most convenient location, just yards from the seafront and Egerton Park. Set around a central split-level landing, with accommodation arranged over two floors, the property provides two good bedrooms, a large L-shaped lounge with a westerly aspect, kitchen, and bathroom. There is also a parking space to the rear. Gas fired central heating is installed and there are uPVC double glazed windows.

The property is also within a few hundred yards of the De la Warr Pavilion and the main town centre shopping streets.



## Communal Entrance Hall

## Spacious Split-Level Landing

**Lounge** 17'2 max x 13'3 max (5.23m max x 4.04m max)

**Kitchen** 9' x 7'7 (2.74m x 2.31m)

**Bedroom One** 17' x 13' (5.18m x 3.96m)

**Bedroom Two** 12' max x 10' (3.66m max x 3.05m)

**Bathroom**

**Parking Space**

**Lease: 999 years from December 1975**

**Maintenance: 1/4th share of expenditure**

**Share of Freehold**

**Council Tax Band: A (Rother District Council)**

**EPC Rating: C**







