



OAKFIELD



Egerton Road, Bexhill-On-Sea TN39 3HL

Asking Price £150,000



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

Positioned directly opposite the beautiful Egerton Park, this attractive one-bedroom top-floor converted flat offers the perfect blend of charm and convenience.

Just moments from Bexhill Town Centre and the seafront, the property features a welcoming communal entrance, a private hall with stairs leading to a bright landing with a generous storage cupboard, a stylish raised lounge area open plan to a modern fitted kitchen, a spacious double bedroom, and a contemporary bathroom.

Offered with the a long lease, this superb apartment makes an ideal first home or coastal retreat.





**Living Area**  
13'2 x 10'10 (4.01m x 3.30m)

**Kitchen/Dining Area**  
15'7 x 11'3 (4.75m x 3.43m)

**Bedroom**  
11'8 x 11'1 (3.56m x 3.38m)

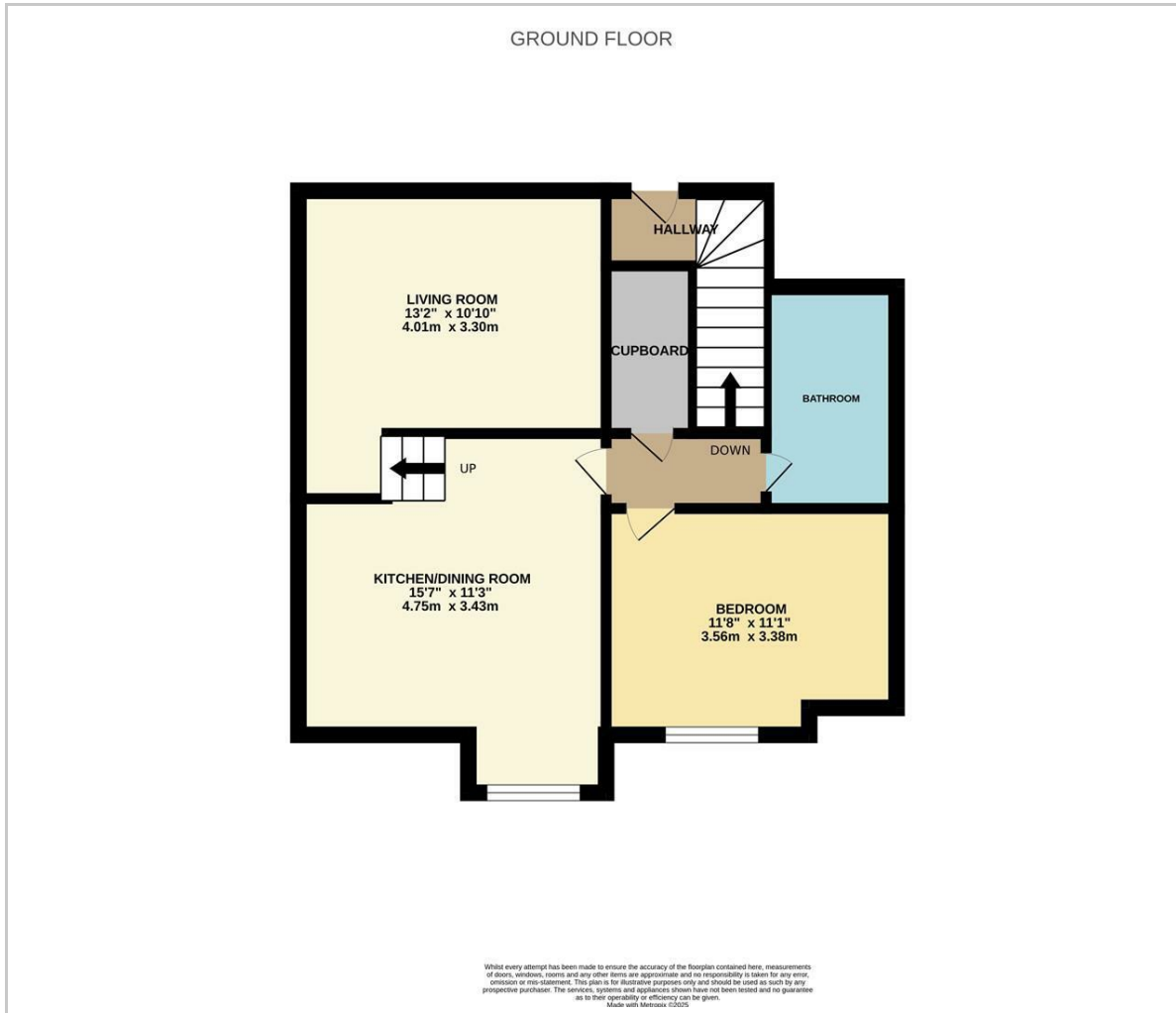
**Council Tax Band A - £1,800.63 Per Annum**

**Lease Information**

The seller advises that the property is offered as leasehold and has approximately 98 years remaining on the lease and the maintenance is approximately £800.00 per annum . The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.



## Floor Plan



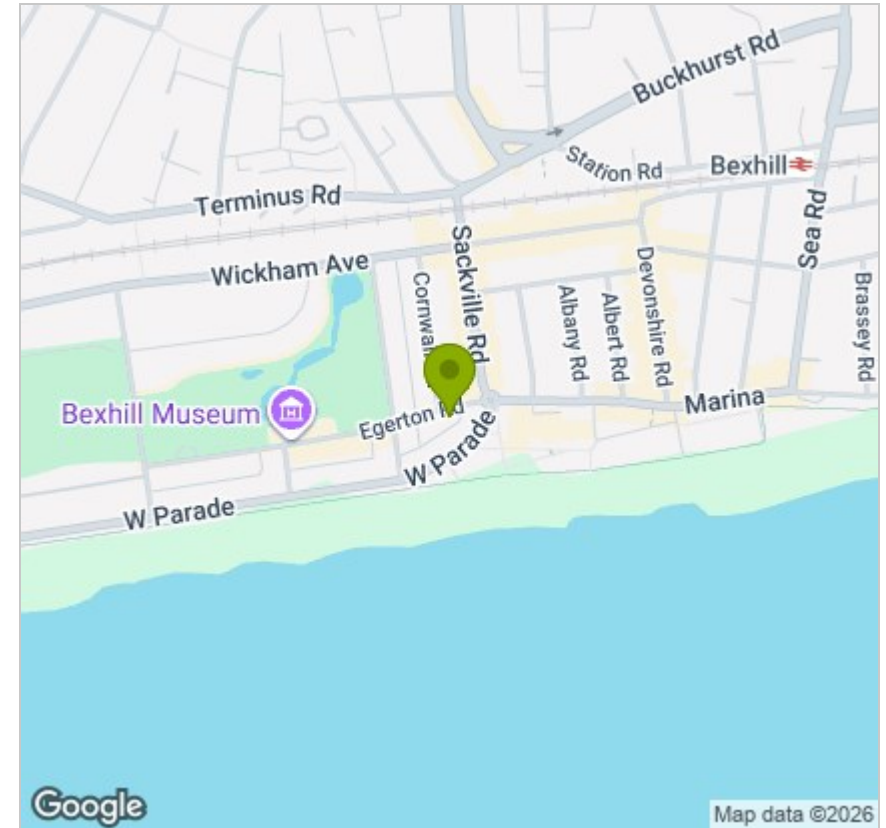
## Viewing

Please contact us on 01424 224700 if you wish to arrange a viewing appointment for this property or require further information.

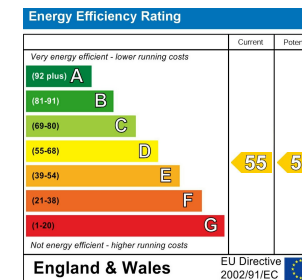
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

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## Area Map



## Energy Efficiency Graph



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