



Lawn Court, 26-27 Park Road, Bexhill, TN39 3FH

Price Guide £170,000

## Lawn Court, 26-27 Park Road, Bexhill, TN39 3FH

This stunning and well-presented second floor apartment is ideally situated on the sought-after Park Road in Bexhill, enjoying beautiful elevated views across Egerton Park.

The property offers a bright and spacious open-plan living area, comprising a comfortable lounge and dining space with large windows that flood the room with natural light, creating a welcoming and airy feel throughout. The apartment has recently benefited from new carpets, adding to the overall sense of quality and comfort.

The kitchen is well-proportioned and fitted with an integrated oven and hob, providing both practicality and style. There are two well-sized bedrooms, along with a modern family bathroom.

Additional features include gas central heating, double glazing, and a well-maintained communal building, making this an ideal move-in-ready home.

Conveniently located within walking distance of the town centre, seafront, railway station, and a wide range of local amenities, this property is perfectly suited to first-time buyers, downsizers, or investors alike. The apartment is also offered to the market chain free.





### Living Room/Kitchen

22'0" x 16'9" (6.71m x 5.11m)

### Bedroom One

15'5" x 9'6" (4.70m x 2.909m)

### Bedroom Two

11'2" x 10'6" (3.40m x 3.20m)

### Bathroom

10'10" x 6'3" (3.30m x 1.91m )



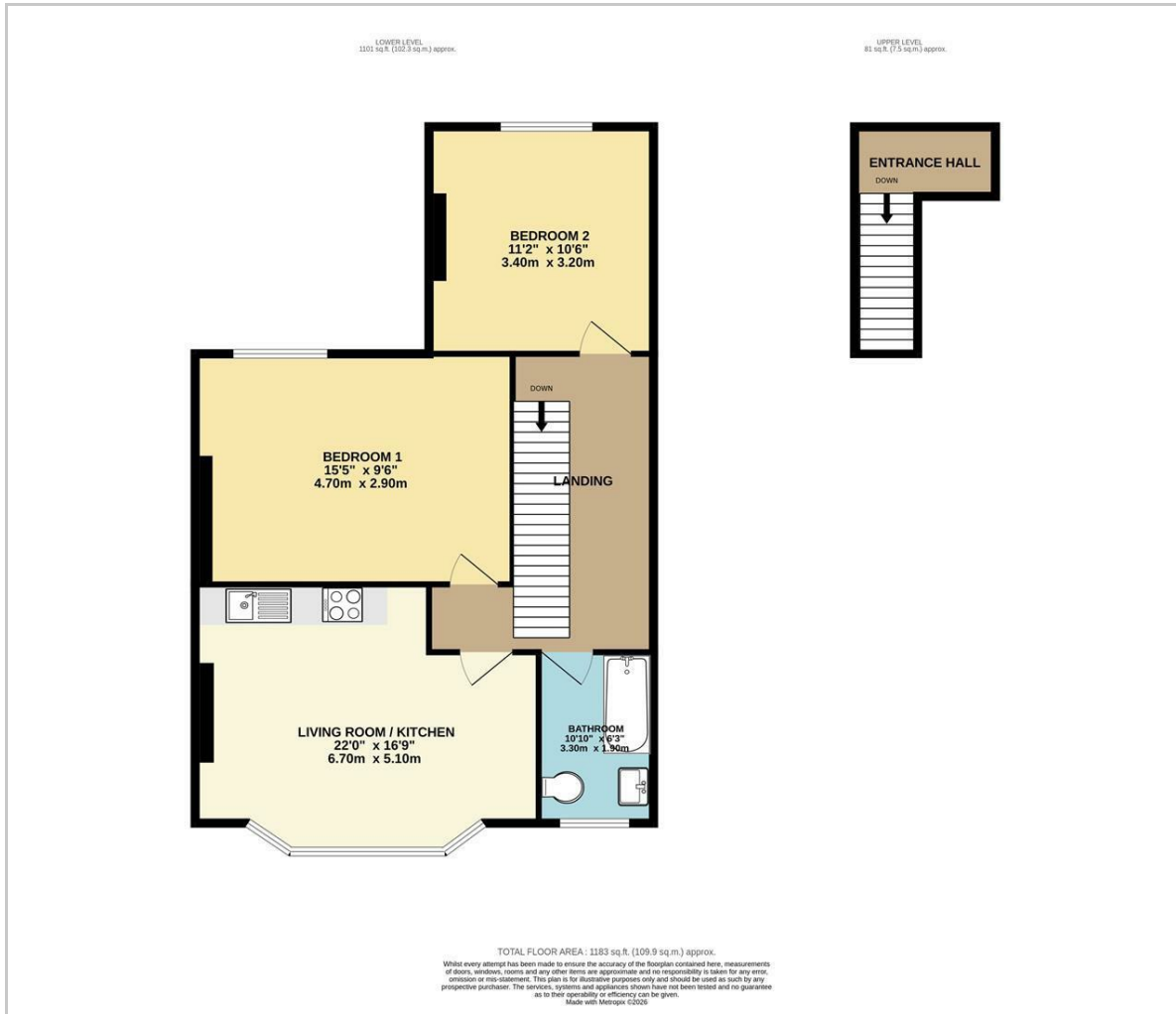
### Council Tax Band A

### Lease Information

The seller advises that the property is offered as share of freehold and has approximately 116 years remaining on the lease with a service charge of approximately £1400 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



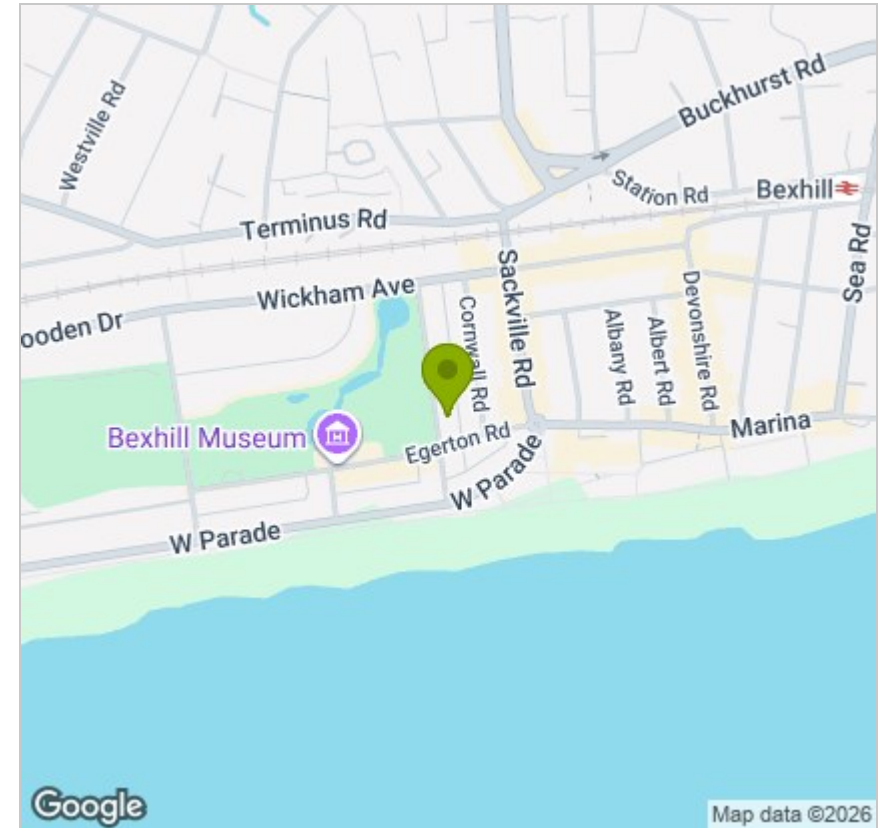
## Viewing

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

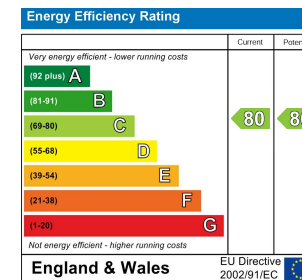
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## Area Map



## Energy Efficiency Graph



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