



OAKFIELD



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

Asking Price £215,000



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We are delighted to bring to the market this bright and spacious two-bedroom lower ground floor apartment, situated within this attractive period building and benefiting from its own private entrance.

The property enjoys an enviable location, being within easy walking distance of Egerton Park, Bexhill seafront and the iconic De La Warr Pavilion, whilst Bexhill town centre is also close by, providing a wide range of shopping facilities, cafés, restaurants and everyday amenities. The mainline railway station and local bus services are also readily accessible, making this an ideal location for both homeowners and commuters.

The accommodation briefly comprises a private entrance, entrance hall, spacious living room measuring approximately 13'9, modern fitted kitchen, two double bedrooms and a modern fitted bathroom.

The property further benefits from gas central heating, double glazing and the remainder of a 999-year lease and is being offered to the market chain free.

The combination of the generous accommodation, private entrance and highly convenient location makes this an excellent opportunity for a first-time buyer, downsizer or investor. Viewing is highly recommended to appreciate the space, location and potential this property has to offer.





Living Room

13'9" x 12'3" (4.19m x 3.73m)

Kitchen

12'6" x 9'6" (3.81m x 2.90m)

Bedroom One

19'8" x 9'4" (5.99m x 2.84m)

Bedroom Two

15'5" x 8'9" (4.70m x 2.67m)



Bathroom

9'6" x 5'1" (2.90m x 1.55m)

Council Tax Band A - £1,800.63 Per Annum

Lease Information

Lease: There is the remainder of a 999 year lease, which was granted on 29th September 1976.

We have been advised that the annual ground rent is £25



Service charges are approximately £1526.18 every 6 months based from the charge from March - September 2026 . 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



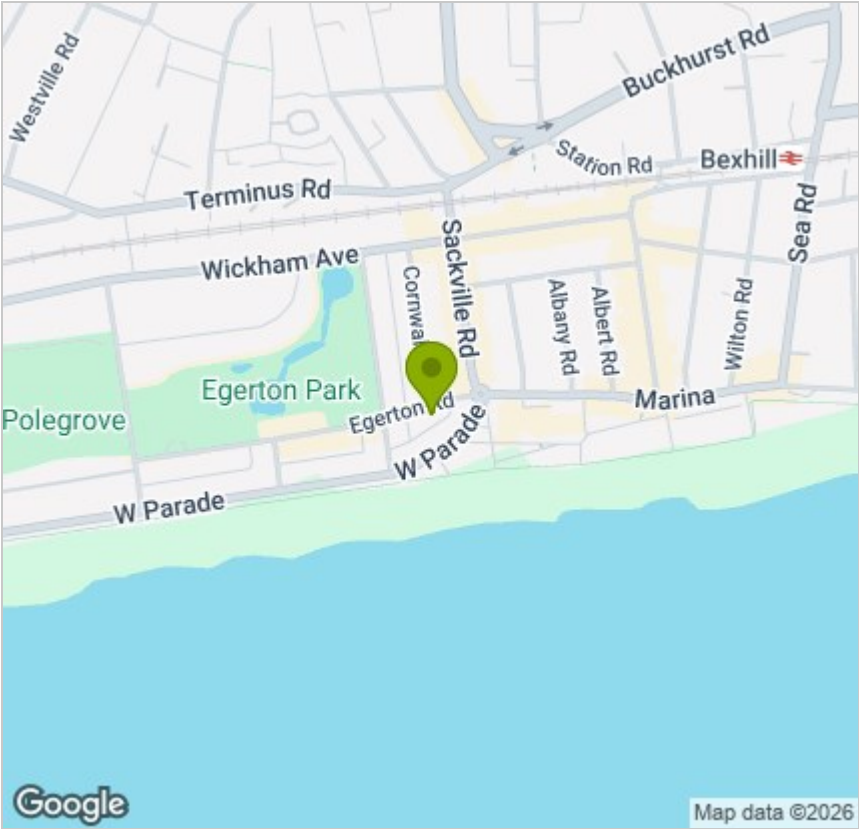
Viewing

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

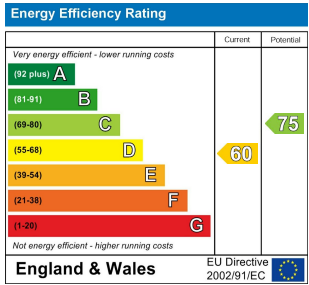
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Area Map



Energy Efficiency Graph



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