



Egerton Road, Bexhill-On-Sea TN39 3HJ

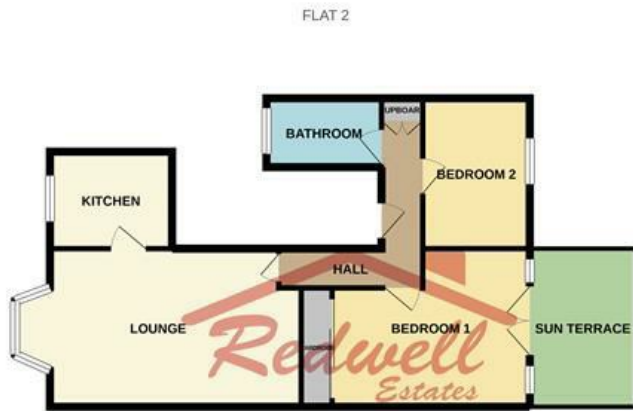
INVESTMENT OPPORTUNITY- Redwell Estates are delighted to bring to the market, this terraced property, opposite the picturesque Egerton Park, that is divided in to 3 flats, all currently let (as of October 2020), and currently providing a monthly rental income of £2,095 from the flats alone. The vendors are selling the property with the Freehold title, along with a pair of garages to the rear, that could provide an additional income of £100 -£130 a month, and intend for all 3 current tenants to stay in-situ. On the ground floor, you have a good sized 2 bedroom flat, with conservatory and courtyard garden. To the first floor, you have a good size 2 bedroom flat with roof terrace to the rear. Finally on the 2nd floor you have a 1 bedroom flat. EPC ratings - FLAT 1, D (65), FLAT 2, C (77), FLAT 3 C (71)

Main Features

- Investment Opportunity
- 3 Flats
- Freehold Building
- Double Garage
- Popular Locations
- EPC's available online

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£535,000



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

17, Western Road, Bexhill On Sea, East Sussex, TN40 1DU



All appliances listed in these details are only listed 'as seen' and have not been tested by any member of staff at Redwell Estates. Floorplans are given as an assistive tool as a general guide to room layout and design only. They must not be relied upon for any purpose. Measurements have been taken using a Disto laser measuring appliance. These details are offered on the understanding that all negotiations are to be made via Redwell Estates. Neither these particulars, nor verbal discussions, form part of any offer or contract and their accuracy cannot be guaranteed. Redwell Estates Limited trading as Redwell Estates. Redwell Estates Limited registered in England. 24 Southfield, Polegate, East Sussex, BN26 5LX. Company No 07648256. VAT Registration No GB 120 6407 57. **MONEY LAUNDERING:** Redwell Estates are duty bound by Government legislation to carry out money laundering and background checks using the Know Your Customer guidelines (KYC) on its clients and customers. We are required by law to ask for proof of your identity, proof of your address and who the beneficiary of the property is. We will also ask you for a copy of your driving license, passport and copies of your utility invoices (Gas & Electric) which show your address. We will also need your date of birth for verification. Redwell Estates uses online agencies to carry out background checks matching information against the electoral roll, credit reference agencies and Government lists. For more information, please e-mail admin@redwell-estates.co.uk

GROUND FLOOR - FLAT 1

Currently let out for £795pcm as of October 2020

Lounge/Diner 22'8" x 11'4" max sizes (6.92 x 3.46 max sizes)

Conservatory 10'11" x 6'11" (3.35 x 2.12)

Kitchen 7'8" x 7'8" (2.36 x 2.36)

Utility Room/Storage Room

this room is located in the basement

Bedroom 1 18'2" x 11'4" (5.54 x 3.46)

Bedroom 2 11'4" x 9'3" (3.47 x 2.83)

Bathroom 7'5" x 6'11" (2.28 x 2.13)

Gardens

Courtyard style garden to the rear. Small patio garden with trees/shrubs to the front.

FIRST FLOOR - FLAT 2

Currently let out for £725pcm - as of October 2020

Lounge 18'4" x 11'8" max sizes (5.60 x 3.56 max sizes)

Kitchen 8'7" x 6'6" (2.63 x 2.00)

Bedroom 1 11'7" x 14'3" max sizes (3.54 x 4.35 max sizes)

This is an "L" shape room and also has doors to the roof terrace

Bedroom 2 11'7" x 7'8" (3.54 x 2.35)

Bathroom 7'8" x 4'11" (2.36 x 1.50)

SECOND FLOOR - FLAT 3

Currently let out for £575pcm - As of October 2020

Lounge 11'6" x 12'4" (3.53 x 3.78)

Kitchen 11'6" x 16'2" (3.53 x 4.93)

Bedroom 10'7" x 10'2" (3.23 x 3.10)

Bathroom 7'6" x 4'11" (2.31 x 1.50)

OUTSIDE

The property will also be sold with a double garage to the rear of the property which could also provide an additional rent of £60 to £70 per garage PCM.

VIEWINGS

Viewings are permitted during the Covid-19 Pandemic however; you will be asked about situation before we book anything in. This will include, but not be limited to, your ability to purchase, that you are not suffering/isolating from Covid-19

Please note, there is a maximum limit of 3 people permitted on a viewing, and this includes a representative of Redwell Estates Limited. You will be asked to wear a face covering (unless exempt), and asked not to touch any surfaces, we will open/close all doors for you.

We reserve the right to cancel a viewing if the Government Guidelines for property viewings are not met.