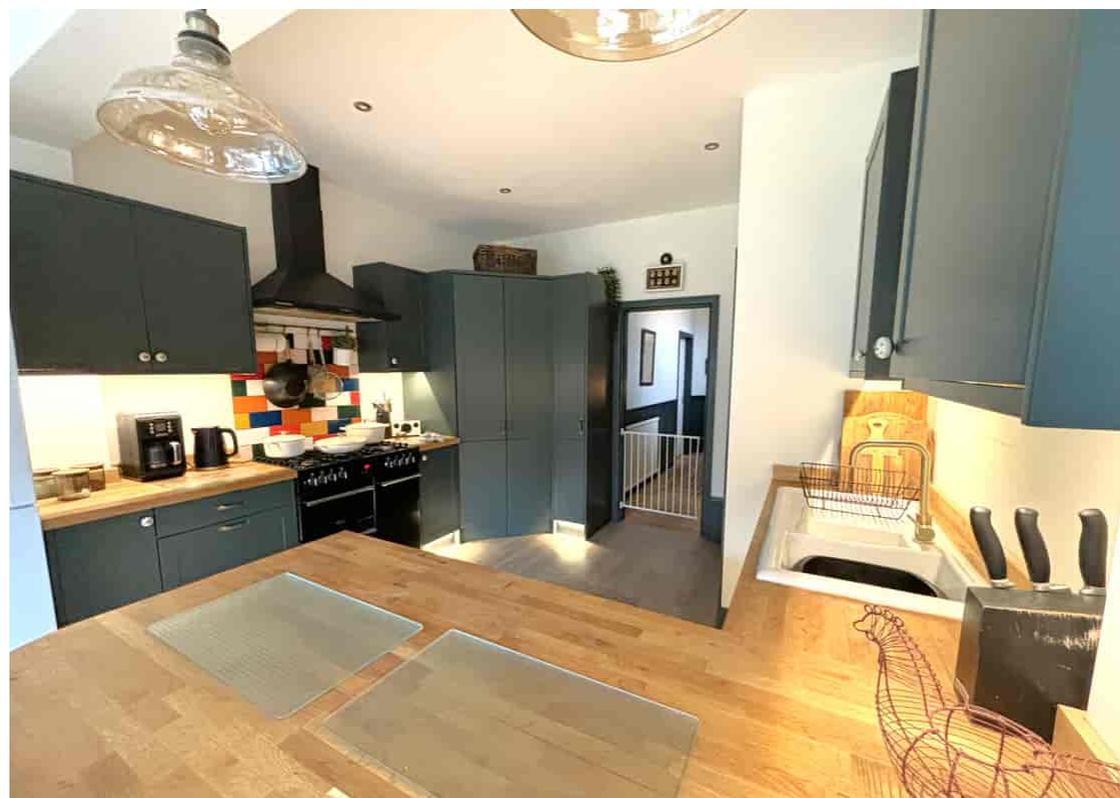
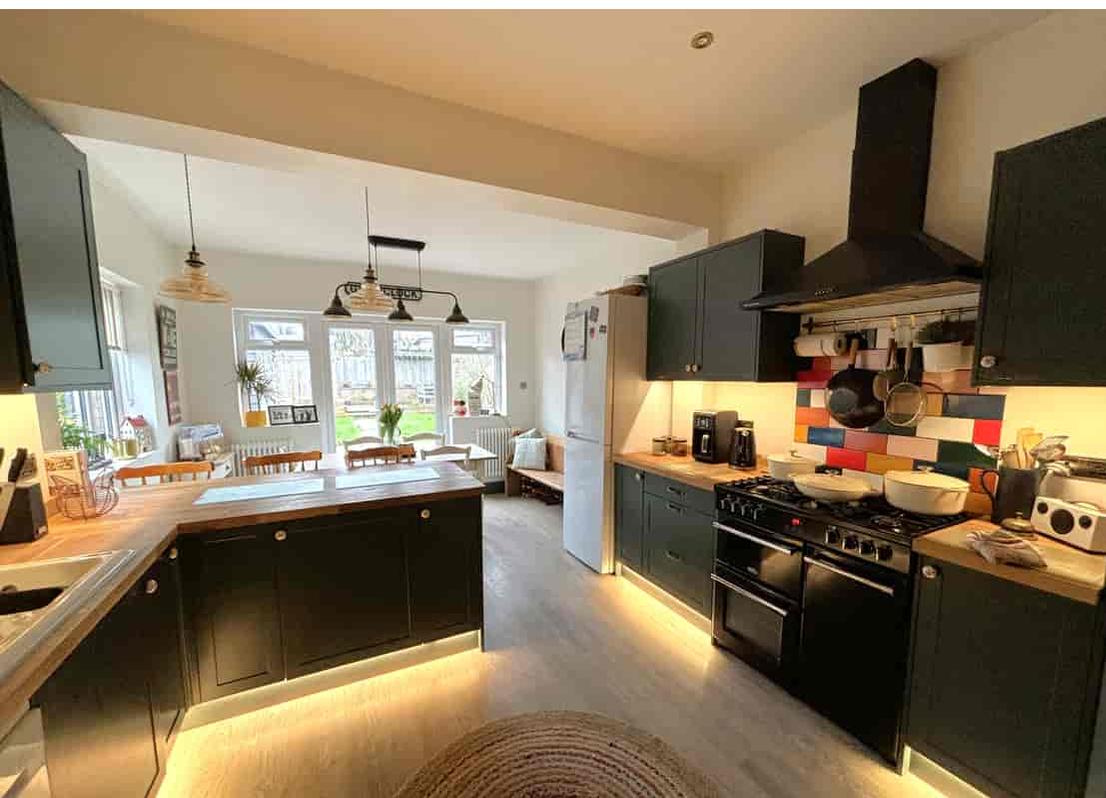




14 Woodgate Avenue, Bexhill-on-Sea, East Sussex, TN40 2BL
Substantial Four Bedroom Family Home £420,000



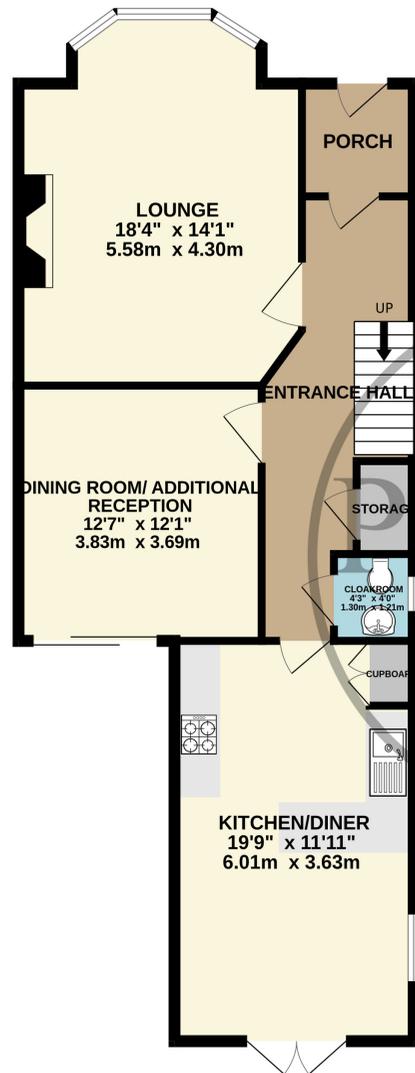


Property Cafe are delighted to present to the market this superb four bedroom, semi-detached family home for sale situated in a sought after road of Bexhill. Accommodation and benefits include; An inner entrance porch suitable for housing coats & shoes; Light & airy entrance hall giving access to all remaining ground floor rooms; Spacious lounge offering feature bay window and fireplace; Separate dining room or additional ground floor reception room with doors leading onto an area of private decking forming part of the garden; Stunning newly fitted kitchen/diner boasting ample cupboard & worktop space, space for freestanding white goods, lots of natural light and french doors leading onto the garden; Ground floor W/C with hand-wash basin. The first floor comprises of four well proportioned bedrooms ideal for family living; Bathroom offering bath with overhead shower & wash basin and in an adjoining room the separate W/C, the current owners long term plan was to incorporate both of these into one larger bathroom improving the space. Externally this house presents off-road parking for two cars and a rear garden including patio & decked areas as well as a reasonable area of lawn. The sellers are offering this property being partially refurbished to a high standard including kitchen, new boiler, driveway, Stripped wooden floors throughout the ground floor, Cat 6 ethernet connection on both floors ideal for home working and the majority of the ground floor being decorated in very contemporary colour schemes. The remaining updating required is predominantly decorating of the remaining bedrooms. We recommend you view this property at your earliest convenience.

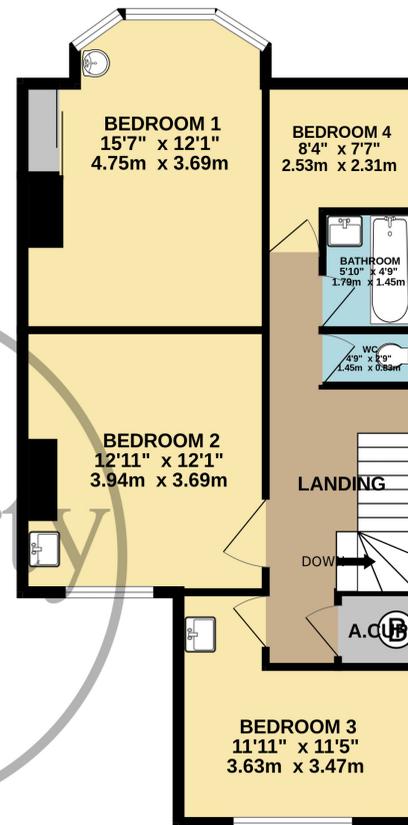
The property is situated in a very popular residential area of Bexhill close by to the hospital and positioned only a short walk to Bexhill old town. Bexhill town centre itself offers an excellent range of independent shops and amenities serving the local residents, the superb De La Warr Pavilion regularly featuring bands, shows you international artists. You will find all the general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years, an excellent Doctors surgery & dentist, vibrant local pubs and restaurants, a main pharmacy & main post office. There is a regular bus service close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.



GROUND FLOOR
796 sq.ft. (73.9 sq.m.) approx.



1ST FLOOR
645 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA : 1441 sq.ft. (133.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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At Property Café we believe it important to give clear and straight forward advice to both buyers and sellers alike. Whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person; with this in mind we have developed a unique lounge style environment that allows you the time and space to discuss your requirements with us in detail and enjoy your property search in comfort. Our trained consultants look forward to meeting you.





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- Substantial Family Home For Sale
 - Four Well Proportioned Bedrooms
 - Spacious Lounge.
 - Stunning Modern Fitted Kitchen/Diner
 - Separate Dining Room/ Additional Reception room.
- Rear Garden Offering Patio Areas & Lawn
 - Off-road parking
 - Gas Central Heated With a Newly Installed Boiler
 - Sought After Location & Quiet Road
 - Viewing Highly Recommended