



26 Woodgate Park, Bexhill-on-Sea, East Sussex, TN39 4DL

Substantial Two Bedroom Detached Bungalow With Large Front & Rear Gardens £425,000 - Freehold





Property Café are delighted to present to the market this very well proportioned two bedroom, detached bungalow for sale positioned in this incredibly sought after pocket of Bexhill close by to The Downs. Accommodation and benefits include; A light & airy entrance hall also offering internal access into the garage; Spacious dual aspect lounge/diner giving access onto the garden; A generous fitted kitchen with integrated appliances including gas oven & hob in addition to space for freestanding white goods; Two well proportioned double bedrooms both offering fitted wardrobes with sliding doors; Fitted shower room comprising of a shower cubicle, wash basin & WC; Separate WC ideal when hosting guests and family. Externally this property boasts a private and secluded rear garden backing onto woodland; Single garage with an area of workshop to the rear and off-road parking for several cars. The bungalow is offered for sale with excellent fitted storage throughout, a large loft with pull down ladder and light, in neutral colour schemes throughout and with no onward chain. We recommend you view at your earliest convenience.



GROUND FLOOR
1085 sq.ft. (100.8 sq.m.) approx.




TOTAL FLOOR AREA : 1085 sq.ft. (100.8 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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Bedrooms: 2
Receptions: 1
Council Tax: Band E
Parking Types: Driveway.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: D (66)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTC.
Accessibility Types: Lateral living.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		



At The Property Cafe we believe it important to give clear and straight forward advice to both buyers and sellers alike and 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 which allows you the time to discuss your requirements with us and enjoy your property search in comfort. Our trained consultants will be on hand to assist you with any questions you may have. We very much believe in giving accurate viewing feedback to our clients after each viewing so would ask you to call us with your feedback as soon as convenient.





The property is situated in an incredibly sought after pocket close to Bexhill Downs offering nice scenery and walks whilst also benefitting from being within a short distance of Bexhill Town Centre which offers an excellent range of independent shops and amenities serving the local residents, the superb De La Warr Pavilion regularly featuring bands, shows and 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 pharmacy & main post office. There are regular bus services close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.

- Two Bedroom Detached Bungalow For Sale
- Well Maintained Large Front & Rear Gardens
 - Vast Dual Aspect Lounge/Diner
 - Two Generous Double Bedrooms
 - Fitted Shower Room & Separate WC
- Single Garage & Workshop Area
- Off-Road Parking For Several Cars
- Sought After Bexhill Downs Location
 - Sold With No Onward Chain
 - Viewing Highly Recommended