



BEXHILL  **ESTATES**
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£199,950

5 Woodville Court, Woodville Road, Bexhill-on-Sea

TN39 3HQ

2 Bedroom

1 Bathroom

1 Reception



AT A GLANCE...

A bright & spacious apartment in Bexhill Town Centre with no onward chain. Situated on the first floor of this well-maintained purpose-built block with lift access and a beautiful view of Egerton Park Lake. Accommodation includes; Stair & lift access to the first floor. The dual-aspect lounge offers a great deal of natural light through the two bay windows, as well as ample space for living room and dining room furniture. The modern fitted kitchen/breakfast room offers a range of matching wall units and base units with integrated 'Neff' appliances including an eye-level double oven, a fridge and space & plumbing for a washing machine. In addition, there are two double bedrooms and a modern fitted shower room. Furthermore, the property benefits from gas central heating, double glazing and residents parking.



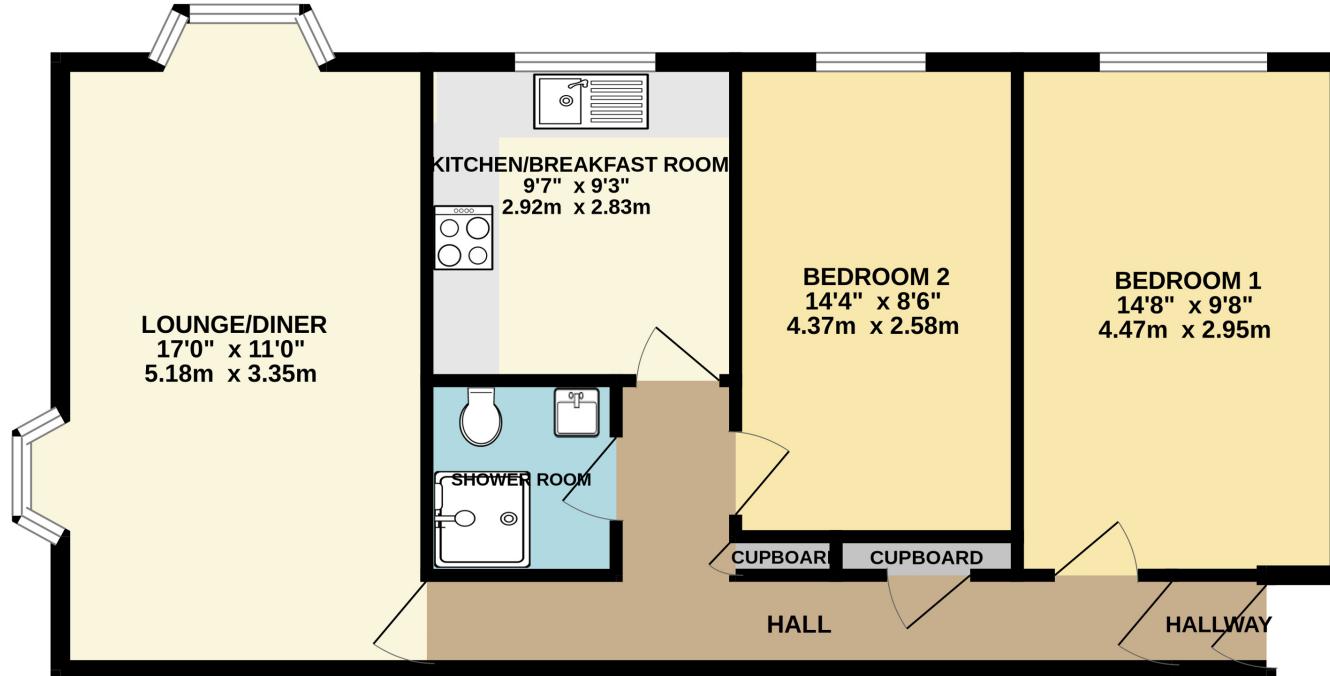
Key Features:

- First Floor Purpose Built Apartment
- Two Double Bedrooms
- Views Over Egerton Park Lake
- No Onward Chain
- Town Centre Location
- Communal Parking
- Modern Kitchen & Shower Room
- Lift Access

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2 Bedroom 1 Bathroom 1 Reception

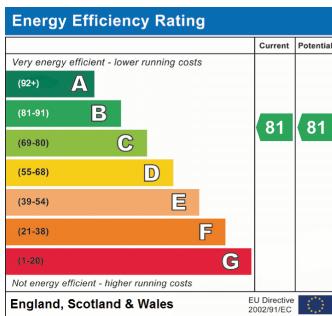
GROUND FLOOR
705 sq.ft. (65.5 sq.m.) approx.



TOTAL FLOOR AREA: 705 sq.ft. (65.5 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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Location

A very short walk to the seafront promenades, Bexhill Town Centre, and close to Collington Station offering regular direct routes into Hastings, Eastbourne, Brighton, Gatwick & London Victoria. Bus routes can be found within close proximity, along with well-regarded Primary and secondary Schools with 'Outstanding' OFSTED reports. Within a short walking distance will find Egerton Park with a green flag award, offering tennis & bowling facilities, a large play structure, an outdoor gym & a cafe. Adjacent to Egerton Park is the Polegrove recreation ground with regular activities including Adult and child football & cricket clubs and a sports bar.

Lease & Maintenance Information

Tenure - Leasehold

Remaining Lease Term - 99 years from December 2016

Maintenance Charge - Approx £2,400 per annum, includes water rates.