



  
**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

5 Woodville Court, Woodville Road, Bexhill-on-Sea  
**£199,950** 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:

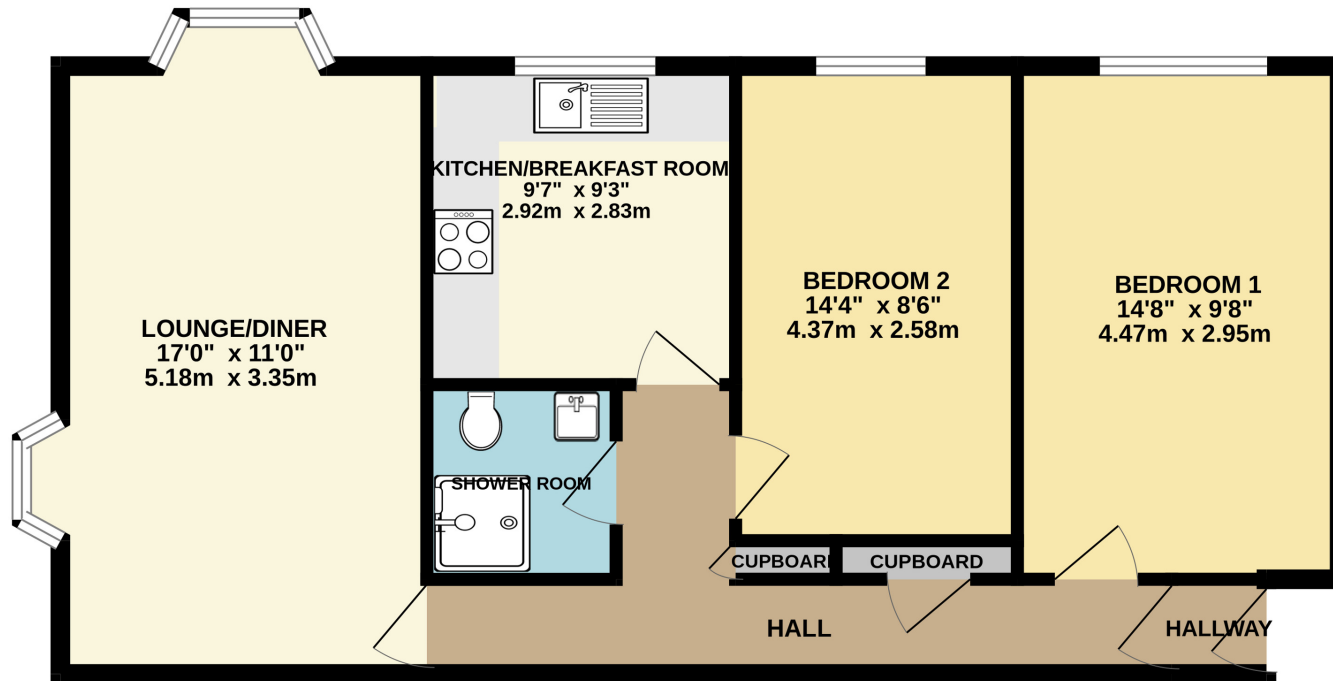
- First Floor Purpose Built Apartment
- Two Double Bedrooms
- Views Over Egerton Park Lake
- No Onward Chain
- Town Centre Location
- Communal Parking
- Modern Kitchen & Shower Room
- Lift Access

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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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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.



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

### 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.

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