

£225,000 Leasehold



Flat 2, 38 Woodville Road, Bexhill-on-  
Sea, East Sussex TN39 3EU



## PROPERTY DESCRIPTION

A charming, bright and spacious two bedroom first floor flat ideally situated in this sought after tree-lined road just a short distance from Egerton Park & the seafront. The apartment is also just a short walk from the town centre with an array of shops, restaurants and amenities. The accommodation comprises; entrance hall, bay fronted lounge, kitchen/breakfast room, two bedrooms, a modern bathroom and a separate WC. EPC - C

## FEATURES

- Character Two Bedroom First Floor Flat
- Bright South Facing Lounge
- Kitchen/Breakfast Room
- Modern Bathroom & Separate WC
- Sought After Tree-Lined Road
- Short Walk To Seafront & Egerton Park
- Chain Free
- Council Tax Band - A





## ROOM DESCRIPTIONS

### Communal Entrance

Accessed via communal front door, stairs rising to the first floor.

### Entrance Hall

Accessed via private front door, entry phone handset, ceiling coving.

### Lounge

17' 3" into bay x 14' 3" (5.26m into bay x 4.34m) A bright and spacious south facing room with full height double glazed bay window to the front, ceiling coving, decorative fireplace, radiator.

### Kitchen

11' 3" x 8' 7" (3.43m x 2.62m) Double glazed window to the side, a modern fitted kitchen comprising; a range of working surfaces with inset stainless steel sink and drainer unit with mixer tap, inset four ring gas hob, stainless steel extractor fan over, a range of matching wall and base cupboards, built-in fridge/freezer, space for washing machine.

### Bedroom One

14' 11" x 14' 1" (4.55m x 4.29m) Two large double glazed windows to the rear, ceiling coving, decorative fireplace, radiator.

### Bedroom Two

10' 5" x 10' 3" (3.17m x 3.12m) Double glazed bay window to the front, ceiling coving radiator.

### Bathroom

Double glazed frosted glass window to the rear, panelled bath with fitted screen, electric shower over and tiled walls, pedestal wash hand basin, radiator.

### WC

Double glazed frosted glass window to the front, low level WC, wall mounted gas fired boiler.

### NB

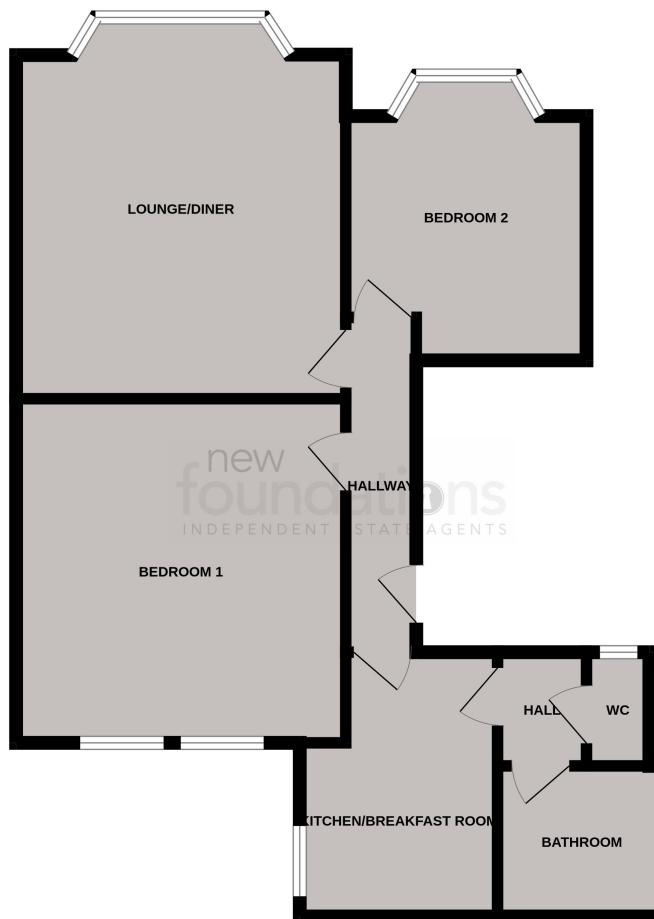
We have been advised of the following;

Service charge - as and when required, a one third share.

Lease - 125 years from 2007

1/3 share of freehold

## FLOORPLAN



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(65-80)	C	78
(55-68)	D	
(38-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		