



BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£695,000 Woodside, St Marys Lane, Bexhill-on-Sea TN39 5JE
4 Bedroom 3 Bathroom 3 Reception



AT A GLANCE...

Set in a private position surrounded by abundant greenery and natural beauty, this detached residence is truly magnificent. A well-established landscaped 1/3 acre plot with views out to sea, as far as Beachy Head and the South Downs can be enjoyed. Tucked away behind wrought iron, remote-controlled gates and having been lovingly maintained and thoughtfully designed with wheelchair-friendly grounds and the added luxury of an indoor heated hydro pool with swim jet. Accommodation includes; A generously sized reception hall with double doors open into the lounge with a feature remote-controlled Vento gas fire featuring a Rosal Limestone surround. The lounge also features a cathedral ceiling, double doors leading to the rear garden, and a further set of double doors leading into the conservatory. There are double doors leading to the rear garden from the conservatory and a dual aspect of the surrounding gardens. A triple aspect allows for a wealth of natural light to enter the modern kitchen/dining area. Boasting an extensive range of matching wall units and base units with a central island unit finished with Quartz work surfaces. The kitchen is well equipped with integrated appliances including a dishwasher, microwave oven, convection oven and an induction hob. There is also space and plumbing for an American fridge/freezer and an adjacent utility room with space and plumbing for appliances. Having good-sized bedrooms is an advantage of this property. The master bedroom has fitted wardrobes, an en-suite shower room and double doors opening to the rear garden. There is a further en-suite double bedroom with a built-in storage and two additional double bedrooms. Furthermore, a bathroom suite, a large part boarded and fully insulated loft space and a detached double garage with an electric up & over door, EV charging point, power & light complete the property.

The property is located just 1.6 miles from Bexhill's iconic seafront promenades, Town Centre, and mainline railway station. The railway station offers regular routes to Hastings, Eastbourne, Brighton, Gatwick & London Victoria. You will find a children's Nursery, Primary & Secondary School and a bus stop all within walking distance of the property along with Highwoods Golf Club and a local convenience store.

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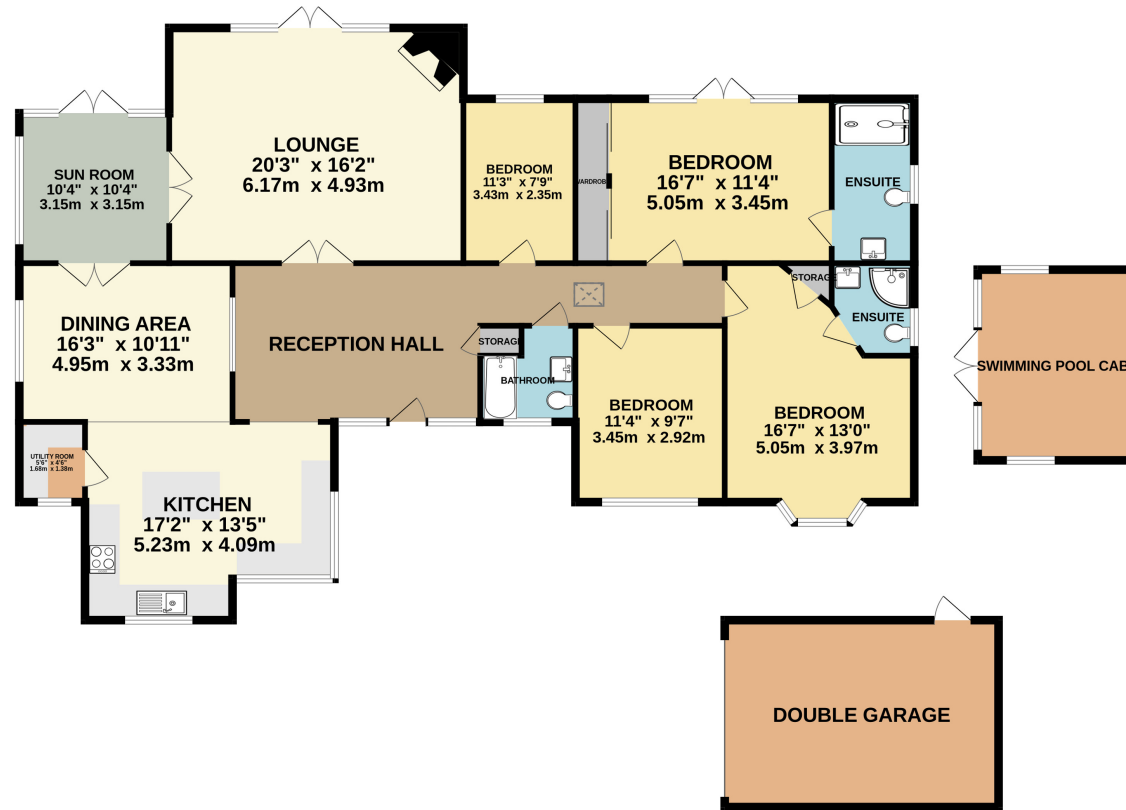


Key Features:

- An Outstanding Detached Residence
- Extensive Well-Established Landscaped Grounds
- Approx 1/3 Of An Acre Plot
- Motivated Seller
- EV Charging Point
- Indoor Heated Hydro Pool With Swim Jet
- Four Double Bedrooms
- Three Bathrooms
- Impressive Kitchen/Diner
- Three Reception Rooms
- Two En-Suite Bedrooms
- Distant sea views


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GROUND FLOOR
2208 sq.ft. (205.1 sq.m.) approx.



TOTAL FLOOR AREA : 2208 sq.ft. (205.1 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	82
England, Scotland & Wales		
EU Directive 2002/91/EC		

Additional Features

One of the property's features is a brand new Vaillant high-efficiency boiler installed in March 2024, which is still covered by its warranty. In 2022, two new electrical consumer units were installed, one in the bungalow, and one in the double garage. The property has fully fenced boundaries, an EV charging station in the double garage, an underground electrical conduit for a second EV charging station if needed. Furthermore, the garden lodge houses a indoor heated hydro pool with swim jet.

Outside

An extensive block-paved driveway for multiple vehicles is accessible through remote-controlled wrought iron electric gates as you approach the property. You can enjoy spectacular views from the elevated seating area in the wild butterfly garden to the right of the driveway. A remote-controlled up & over door provides access to the detached double garage, which is fitted with power, lights, and EV charging point. The property is accessible to wheelchair users throughout its grounds.

Garden

There is a garden lodge with a indoor heated hydro pool with swim jet, a workshop and a garden shed, as well as mature trees, shrubs, and plantings within the gardens. A stunning far-reaching view can be enjoyed from a west-facing patio area with its remote-controlled sun awning, as well as an expansive decking area with a thatched gazebo, ideal for entertaining. Additionally, the grounds are lit by motion sensors and timed lighting.

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