

£265,000 Share of Freehold



32a Woodville Road, Bexhill-on-Sea,  
East Sussex TN39 3EU



## PROPERTY DESCRIPTION

A charming and spacious two double bedroom ground floor GARDEN flat ideally situated in this sought after road just outside of the town centre and within easy reach of the seafront & Egerton Park. The accommodation comprises; communal entrance hall, private entrance hall with storage cupboard, south facing lounge with character features, dual aspect modern kitchen/diner with sliding doors leading to the garden, two double bedrooms both benefitting from en-suite showers and the master having access to the garden and a cloakroom/WC.

Outside the property boasts a good size rear garden with large patio area. EPC - D.

## FEATURES

- Character Two Bedroom Ground Floor Flat
- Bay Fronted South Facing Lounge
- Modern Dual Aspect 16' Kitchen/Diner
- Master Bedroom With En-Suite Shower & Door Leading To The Garden
- Second Bedroom Also With En-Suite Shower
- Good Size Private Rear Garden With Large Patio Area
- Remainder Of A Long Lease & Share Of Freehold
- Sought After Location Just A Short Distance From The Beach & Town Centre
- Very Close Proximity To Egerton Park
- Council Tax Band - B





## ROOM DESCRIPTIONS

### Communal Entrance

Accessed via communal front door.

### Private Entrance Hall

Accessed via private front door, ceiling coving, storage cupboard.

### Lounge

17' 9" x 14' 0" (5.41m x 4.27m) A bright and spacious south facing room with double glazed bay window to the front, feature ceiling rose, ceiling coving, picture rail, tall skirting boards, feature fireplace with inset gas fire, radiator.

### Inner Hall

Secondary glazed window to the side, radiator.

### Kitchen/Diner

16' 3" x 12' 5" (4.95m x 3.78m) A dual aspect room with double glazed windows and door to the side and sliding door to the rear with both leading to the garden, a modern fitted kitchen comprising; a range of laminate working surfaces with inset one and half bowl sink and drainer unit with mixer tap, inset four ring electric hob with concealed extractor fan over, a range of matching wall and vase cupboards with fitted drawers, built-in eye level double oven and grill, built-in dishwasher, built-in washing machine, cupboard housing wall mounted Viessman gas fired boiler.

### Bedroom One

18' 3" x 13' 10" (5.56m x 4.22m) Double glazed windows and door to the rear with the latter leading to the garden, ceiling coving, picture rail, ceiling rose, radiator, a range of built-in wardrobes with one of the doors leading to the en-suite.

### En-Suite Shower

Corner shower cubicle with Bristan electric shower over, pedestal wash hand basin, tiled walls.

### Bedroom Two

10' 10" x 10' 7" max (3.30m x 3.23m max) Double glazed window to the front, ceiling coving, radiator, a range of built-in cupboards.

### En-Suite Shower

Large shower cubicle with thermostatic shower over, wash hand basin, extractor fan, tiled walls.

### WC

Double glazed patterned window to the side, low level WC, wash hand basin with mixer tap and cupboard under, part tiled walls.

### Outside

The property benefits from both the front and rear gardens.

The front garden is laid to lawn with various shrubs and bushes, water tap.

A real feature of this lovely property is the good size garden which measures approximately 70ft in depth from the bedroom and 50ft from the rear of the kitchen.

There is a large patio area making an ideal entertaining area, gated area for storage with water tap, further patio ideal for catching the evening sun, timber framed shed, the remainder of the garden is mainly laid to lawn with mature shrubs and hedges.

### NB

We have been verbally advised of the following;

999 year lease from November 1962

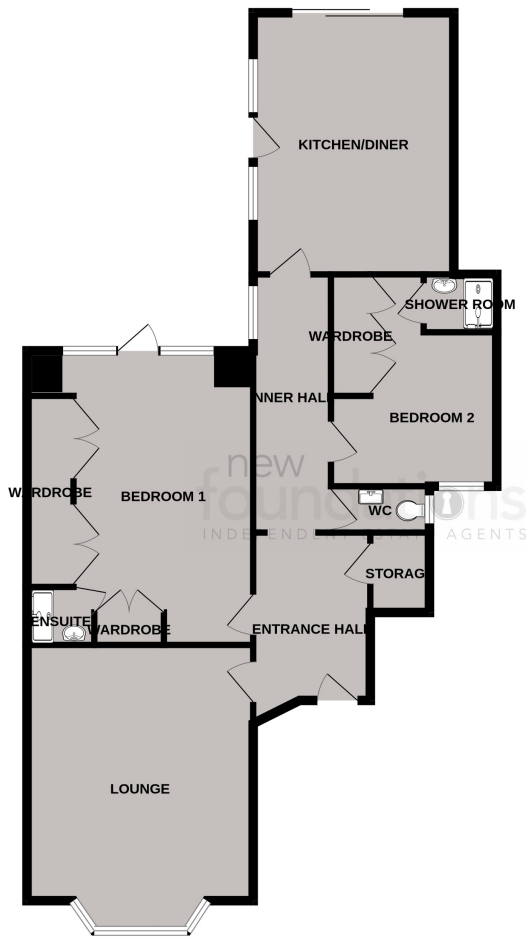
Share of freehold

Service charge for the period 26th June 2023 - 24th December 2023 - £765

The flat is liable for a 1/3rd share of works when required

FLOORPLAN

GROUND FLOOR



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	62	75
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	