







BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

5 Woodville Court, Woodville Road, Bexhill-on-Sea
TN39 3HQ
£199,950  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.



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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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	81	81
(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	

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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