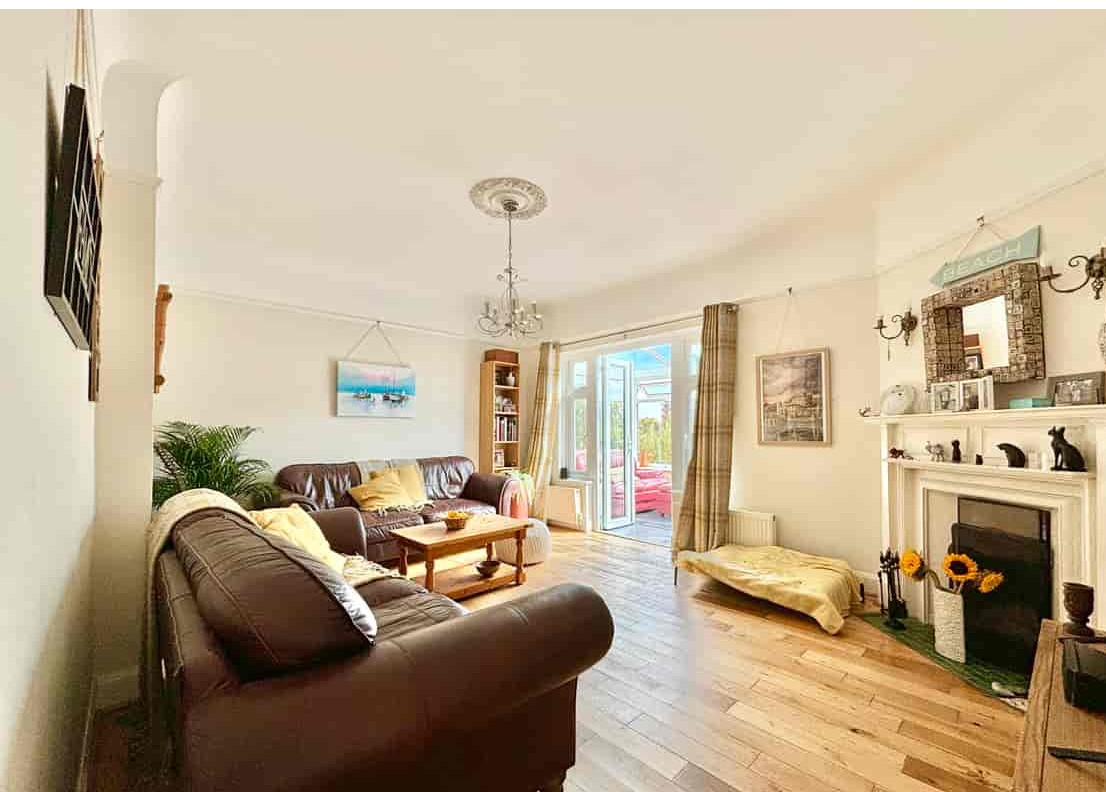




39 Woodville Road, Bexhill-on-Sea, East Sussex, TN39 3ET

Stunning Four Bedroom Detached Family Home In A Sought After Position £799,950





Property Cafe are delighted to present to the market this substantial four bedroom detached family home for sale situated in an incredibly sought after pocket of central Bexhill boasting uncompromised access to the beach, town centre & Egerton park.

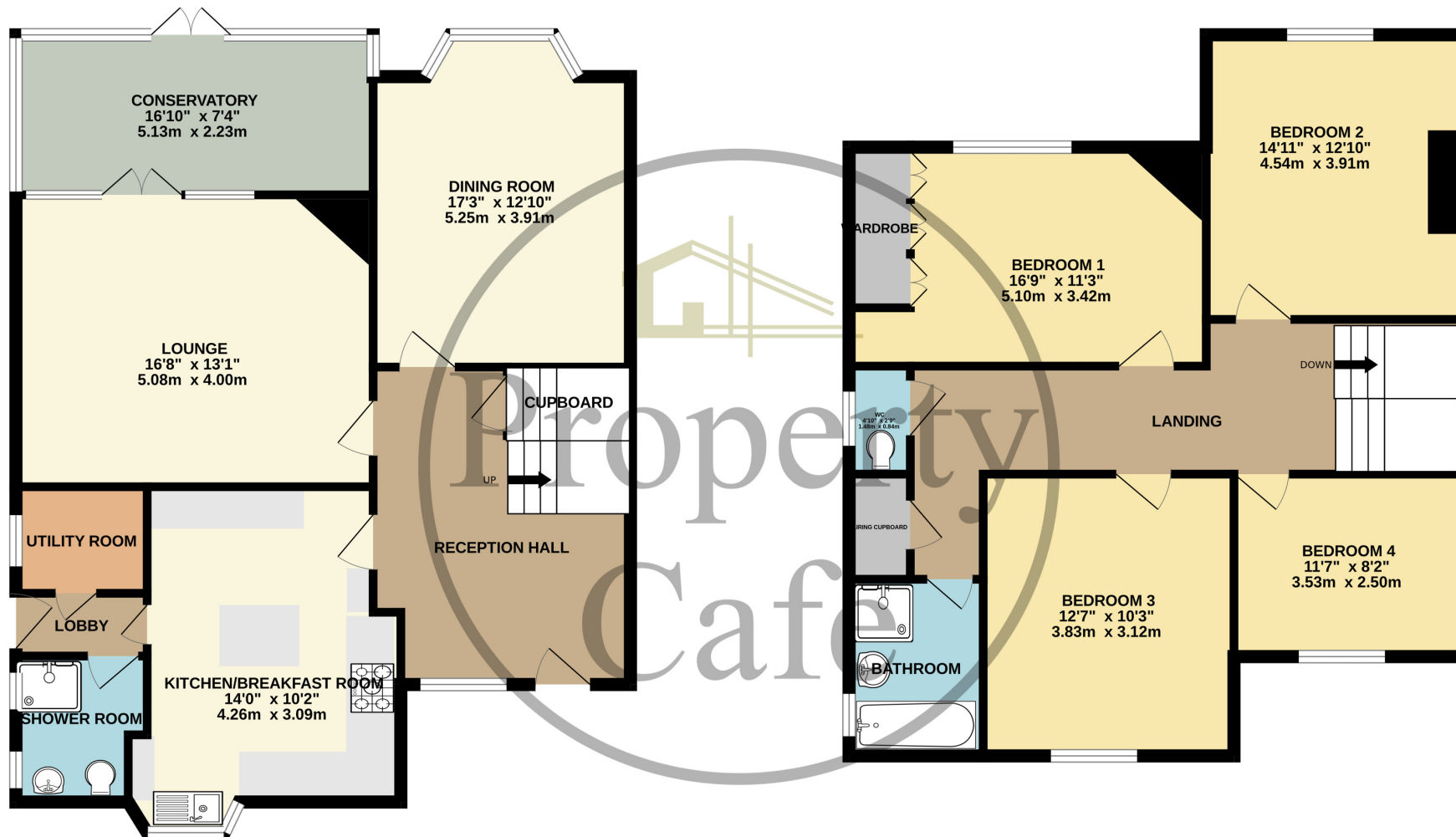
Accommodation and benefits include; A light & airy reception hall instantly giving an excellent feeling of space which is continued throughout; Lounge with a working fireplace and french doors leading onto the south facing conservatory; Separate dining room with feature fireplace, bay window & window seat offering additional storage; Fitted kitchen with ample cupboard & worktop space including central island with breakfast bar; Utility room; Ground floor shower room consisting of shower cubicle, wash basin & WC. Upstairs comprises of four extremely well proportioned double bedrooms all of which offering fitted wash basins & the master built in wardrobes, bedrooms one & two also boast stunning southernly views over Egerton park and towards the sea; Modern fitted family bathroom with freestanding bath, shower cubicle & wash basin; Separate WC. Externally the house proudly provides a substantial south facing rear garden backing onto Egerton park with a recently laid patio area, Cellar & wood store areas, large metal shed, single garage with electric roller door and off-road parking for several vehicles. This property is offered for sale in excellent condition throughout and we recommend you view at your earliest convenience.

The property is situated right in the heart of Bexhill town centre only a matter of steps from the manicured seafront, promenade and Egerton Park. Positioned in the heart of Bexhill town centre which offers an excellent range of independent shops and amenities serving the local residents, the superb De La Warr Pavilion regularly featuring bands, shows and international artists. You will find all the general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years, an excellent Doctors surgery & dentist, vibrant local pubs and restaurants, a main pharmacy & main post office. There is a regular bus service close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.



**GROUND FLOOR**  
889 sq.ft. (82.6 sq.m.) approx.

**1ST FLOOR**  
758 sq.ft. (70.4 sq.m.) approx.



**TOTAL FLOOR AREA : 1647 sq.ft. (153.0 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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At Property Café we believe it important to give clear and straight forward advice to both buyers and sellers alike. Whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person; with this in mind we have developed a unique lounge style environment that allows you the time and space to discuss your requirements with us in detail and enjoy your property search in comfort. Our trained consultants look forward to meeting you.





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- Detached Family Home For Sale
- Lounge & Separate Dining Room
  - Kitchen/Breakfast Room
    - Utility Room
  - South Facing Conservatory
- South Facing Rear Garden & Recently Laid Patio Area
  - Four Spacious Double Bedrooms
- 1st Floor Family Bathroom & Ground Floor Shower Room
- Single Garage & Off-Road Parking
  - Light & Airy Entrance Hall
  - Cellar & Wood Store Areas
- Extremely Sought After Central Location
- Walking Distance To Beach & Garden Backing Onto Egerton Park
- Close To Local Shops, Amenities & Transport Links
- Viewing Highly Recommended

[www.propertycafe.co](http://www.propertycafe.co)



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