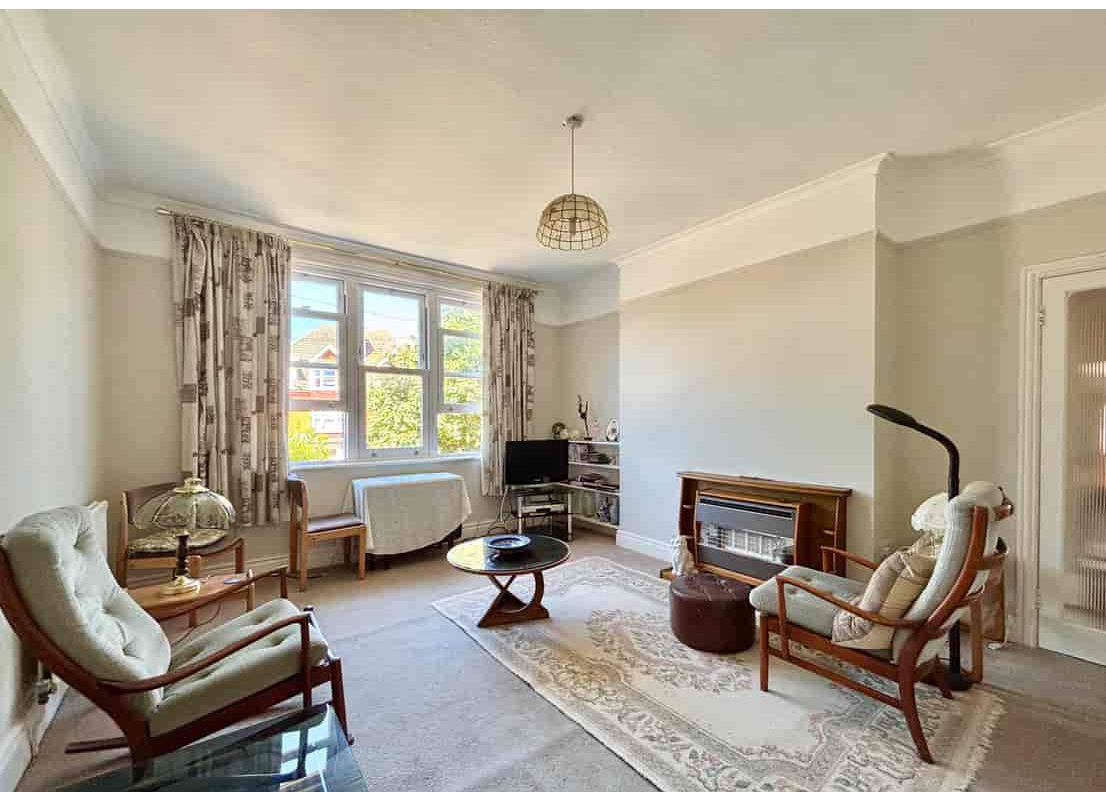




1a Woodville Road, Bexhill-on-Sea, East Sussex, TN39 3ET

Substantial Three Bedroom 1st Floor Apartment Including Private Front Garden And Freehold To The Building £229,950 - Leasehold Share of Freehold





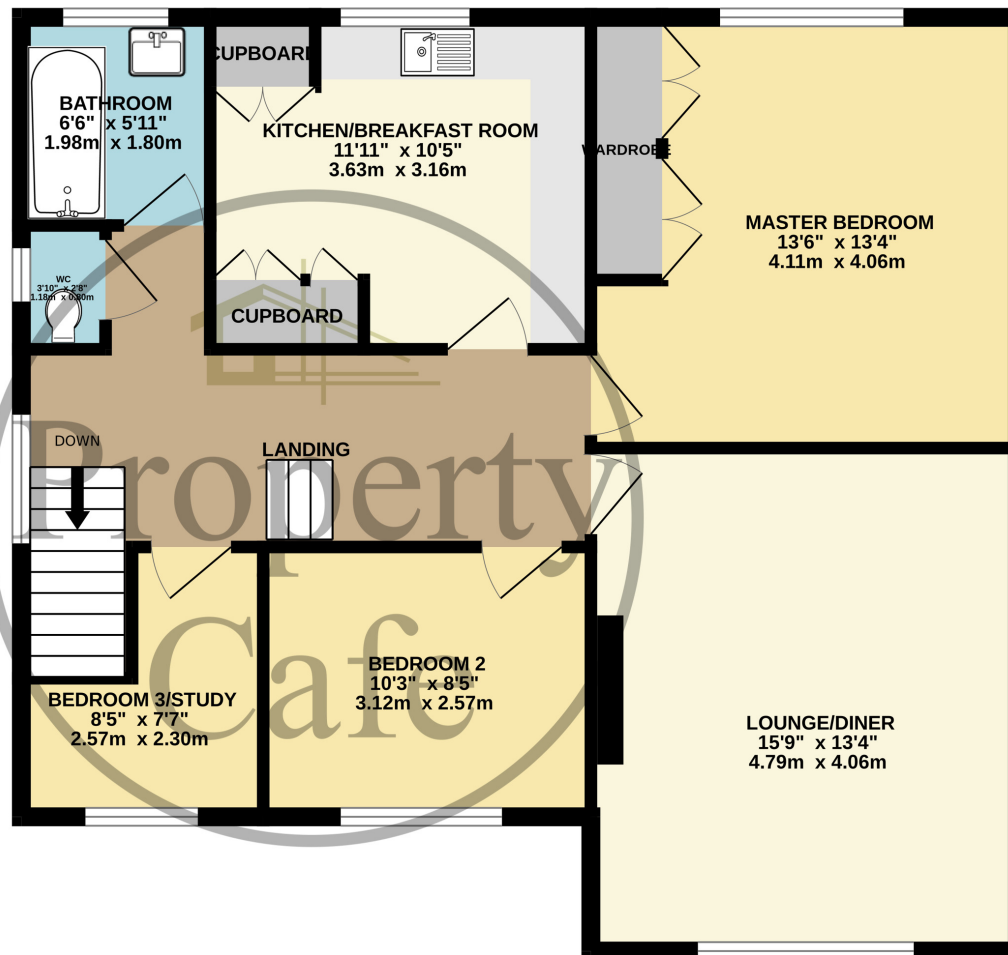
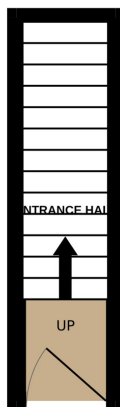
Property Cafe are delighted to present to the market for sale, this incredibly spacious, two/three bedroom, first floor, split level apartment with views to Egerton Park and a private area of front garden. Accommodation and benefits include; It's own private front door and entrance leading into a lobby area with staircase to the rest of the flat; A light & airy landing vast in size and giving access to all internal rooms; Generous lounge offering an excellent space to relax or entertain featuring a gas fire which can be used independently to the central heating; Fitted kitchen with ample cupboard & worktop space in addition to room for freestanding white goods and a breakfast table; Three well proportioned bedrooms, the master particularly large in size with fitted wardrobes and a pleasant outlook over the ponds of Egerton park; Modern fitted family bathroom consisting of a bath with shower attachment and wash basin; Separate WC. Externally the property boasts a private area of front garden in a peaceful treelined street. The apartment is offered for sale with a huge loft area, in well maintained condition throughout, double glazed sash windows, gas central heating and is to be sold with no onward chain. We recommend you view at your earliest convenience.

Freehold to the building * Sold With A New Lease * Maintenance charge - as & when 50/50 share * Ground rent - N/A



GROUND FLOOR
37 sq.ft. (3.4 sq.m.) approx.

1ST FLOOR
831 sq.ft. (77.2 sq.m.) approx.



TOTAL FLOOR AREA : 868 sq.ft. (80.6 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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Bedrooms: 3
Receptions: 1
Council Tax: Band A
Council Tax: Rate 1701.55
Parking Types: On Street. Permit.
Heating Sources: Double Glazing. Gas. Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: C (69)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: ADSL. None.
Accessibility Types: Not suitable for wheelchair users.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	75
(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		



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.





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 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.

- Two/Three Bedroom First Floor Flat For Sale
 - Freehold To The Building
 - Private Area Of Front Garden
 - Pleasant Views To The Rear
- Very Generous Room Sizes Throughout
- Double Glazed Sash Windows
 - Gas Central Heated.
- Sought After Convenient Location
 - Sold With No Onward Chain
- Viewing Highly Recommended