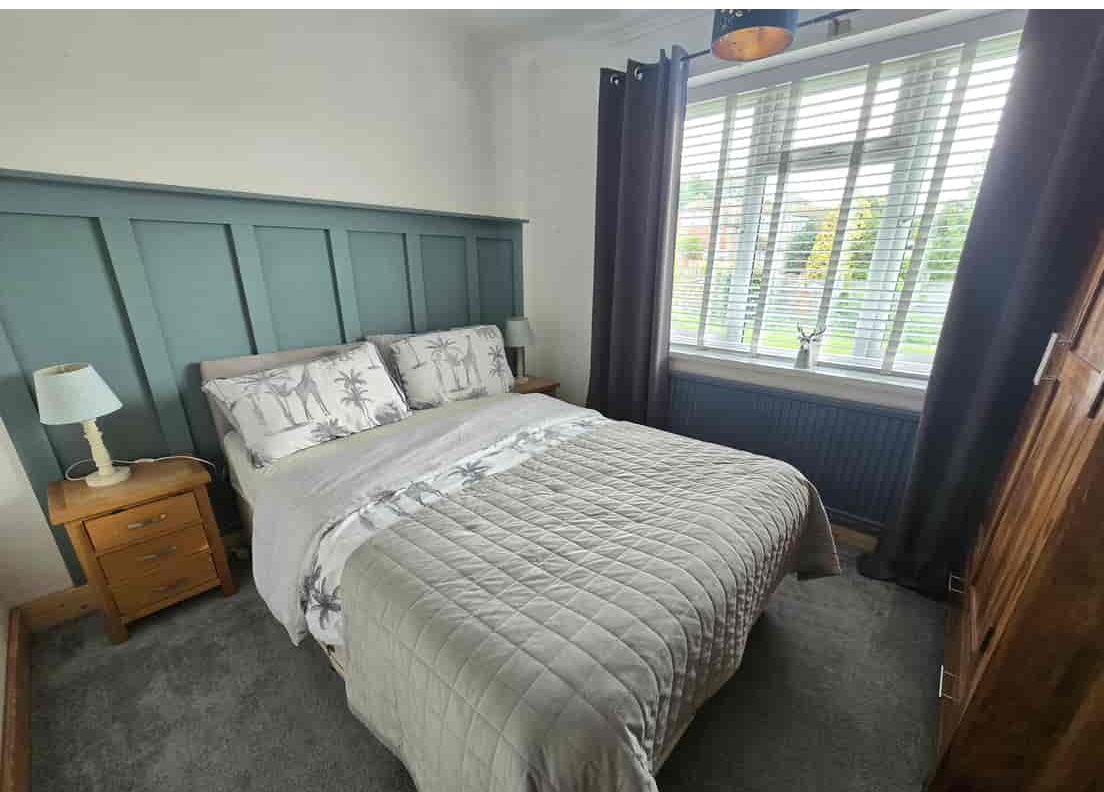




27 Woodsgate Park, Bexhill-on-Sea, East Sussex, TN39 4DL

Spacious Three Bed Link-Detached Bungalow With Large South Facing Garden & Located In A Sought After Location £439,950 - Freehold



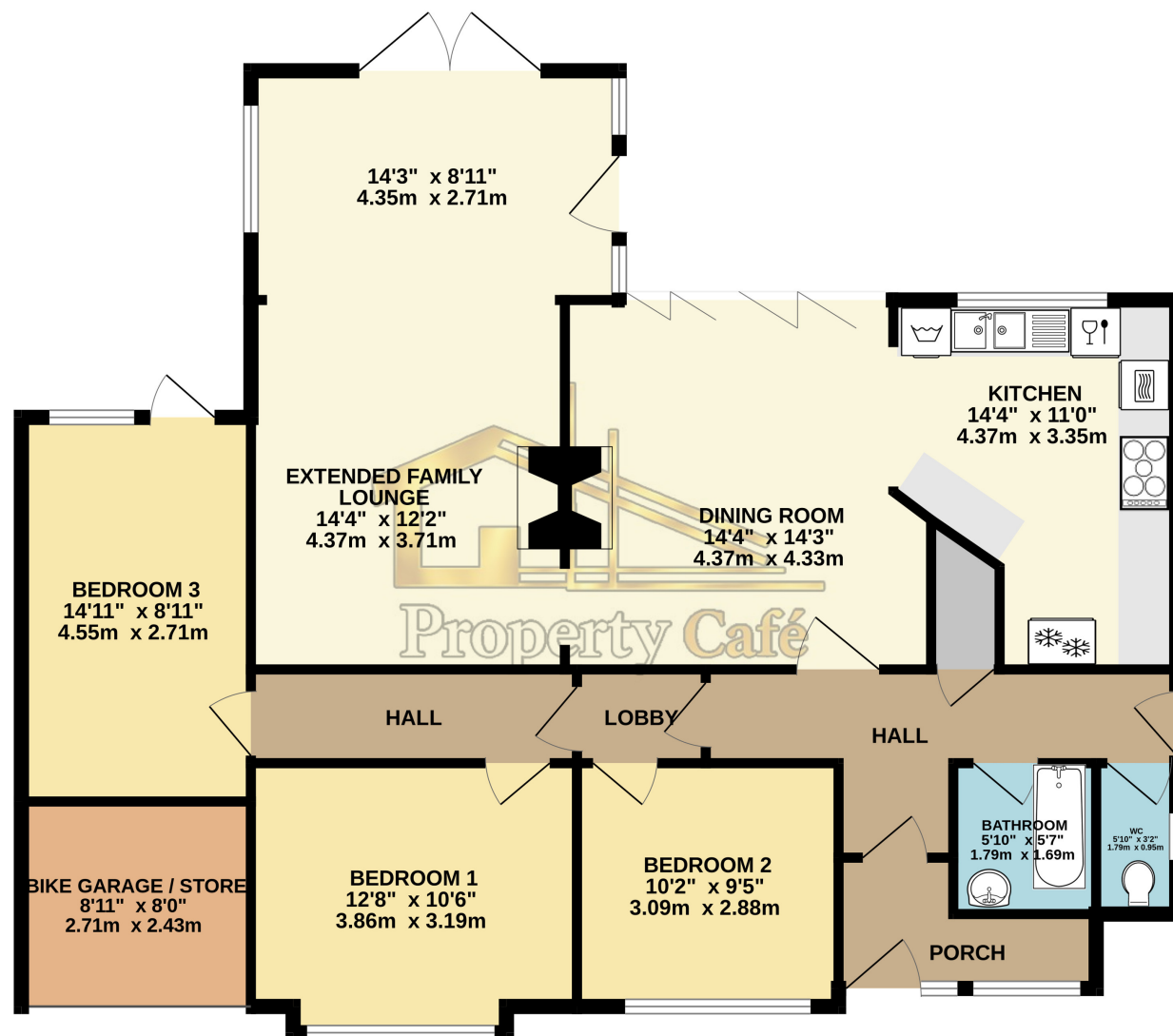




A very spacious Three Bedroom Link-Detached Bungalow \* Accommodation & Benefits Include \*  
A good size inner hall \* Three family bedrooms \* A spacious open plan kitchen-diner with the  
dining area offering feature bifold doors and inset double aspect 9KW wood burning stove \* A  
separate family lounge with patio doors and 9KW wood burning stove \* An additional extended  
garden room reception / bar & patio doors leading out to the garden \* A modern family  
bathroom and separate WC \* Gas central heating and double glazing throughout \* A substantial  
South facing rear garden that is mostly laid to lawn with pleasant patio area with pergola \* A  
good size front garden mostly laid to lawn \* Driveway offering ample parking \* Integral bike  
garage/store \* Located in a sought after & peaceful Location \* Well presented & modern  
throughout with additional potential & scope \* Located in a sought after location close to  
Bexhill Downs area : For any additional information or to arrange a view please contact our  
Bexhill office on (01424) 224488.



**GROUND FLOOR**  
1294 sq.ft. (120.2 sq.m.) approx.




TOTAL FLOOR AREA : 1294 sq.ft. (120.2 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:** 2  
**Council Tax:** Band D  
**Council Tax:** Rate 2552.34  
**Parking Types:** Driveway. Garage.  
**Heating Sources:** Central. Gas.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** D (67)  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** FTTP.  
**Accessibility Types:** Level access.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		



A Spacious Three Bed link-detached bungalow \* Three good size family bedrooms \* Spacious open plan kitchen-diner \* Dining area with bifold doors and feature log burner \* Separate family lounge with patio doors and feature log burner \* Additional extended reception room/bar \* Modern family bathroom and separate WC \* Gas central heating and double glazing throughout \* Substantial South facing rear garden \* Pleasant patio area with pergola \* Good size front garden mostly laid to lawn \* Driveway offering ample parking \* Integral bike garage/store \* Excellent additional potential & scope \* Internal viewing highly recommended \* Call Our Bexhill Team On 01424 224488.





A Spacious Three Bed link-detached bungalow \* Three good size family bedrooms \* Spacious open plan kitchen-diner \* Dining area with bifold doors and dual aspect 9KW wood burning stove \* Separate family lounge with patio doors & powerful 9KW double aspect wood burning stove \* Additional extended reception room/bar \* Modern family bathroom and separate WC \* Gas central heating and double glazing throughout \* Substantial South facing rear garden \* Pleasant patio area with pergola \* Good size front garden mostly laid to lawn \* Driveway offering ample parking \* Integral bike garage/store \* Excellent additional potential & scope \* Internal viewing highly recommended \* Call Our Bexhill Team On 01424 224488.

- Spacious linked detached bungalow
- Three good size family bedrooms
- Cosy Family Lounge with patio doors
  - Dining room with bifold doors
  - Spacious open plan kitchen-diner
- 9KW Dual Aspect Wood Burning Stove
- Additional extended reception room/bar
- Modern family bathroom and separate WC
- Gas central heating and double glazing throughout.

- Substantial South facing rear garden
  - Pleasant patio area with pergola
- Good size front garden mostly laid to lawn
  - Driveway offering ample parking
  - Integral bike garage/store
- Excellent additional potential & scope.
- Internal viewing highly recommended.
- Call Our Bexhill Team On 01424 224488