

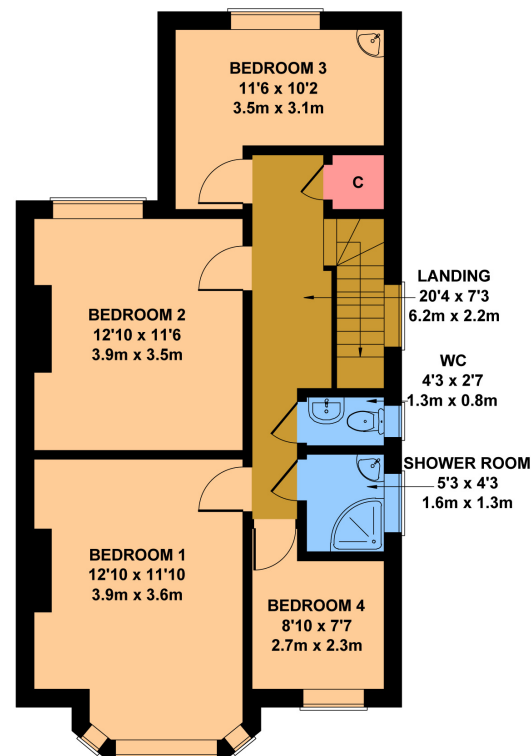


12, Woodsgate Avenue

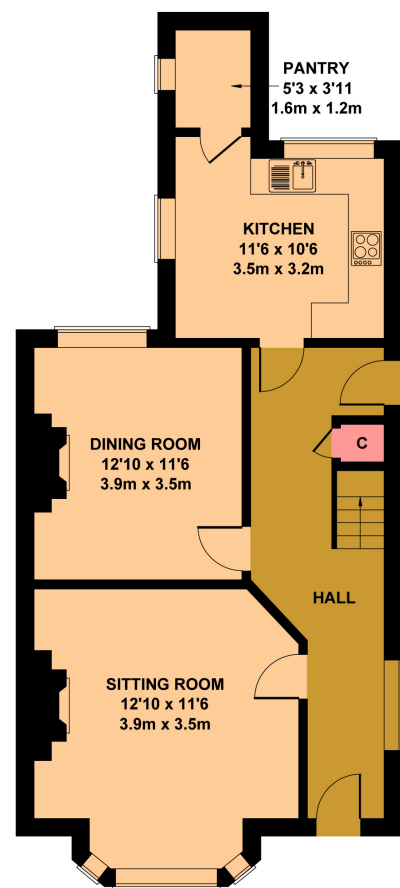
£375,000

Bexhill-on-Sea
East Sussex
TN40 2BL

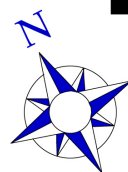




FIRST FLOOR
APPROX. FLOOR
AREA 648 SQ.FT.
(60.2 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 677 SQ.FT.
(62.9 SQ.M.)



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

Abbott & Abbott Estate Agents offer for sale, with no onward chain, this excellent semi-detached house, situated in a tucked-away position on a private, unmade road of individual property, close to a local shop, buses and a primary school. Built in the 1940's, the property offers ideal family-size accommodation with ground floor rooms having a 9' ceiling height, and first floor rooms 8'6 ceilings, all adding to the feeling of light and space. The property provides four bedrooms, including a good size main bedroom with southerly aspect and bay window, two reception rooms including a charming sitting room with brickette-built fireplace and bay window, kitchen with walk-in larder, and shower room. Outside, there is a private rear garden. Gas central heating is installed and there are uPVC double glazed windows.

The property is well situated, about a mile from the town centre and seafront, and within easy reach of the Bexhill to Hastings link road.

Spacious Entrance Hall

Stairs to first floor with understairs storage cupboards, radiator. uPVC double glazed door to side access and gardens.

Sitting Room

12' 10" (16'8" into bay window) x 11' 6" (3.91m x 3.51m) A good size room with a southerly aspect and bay window. Handsome brickette-built fireplace with adjacent storage cupboards, television point, radiator.

Dining Room

12' 10" x 11' 6" (3.91m x 3.51m) Radiator.

Kitchen

11' 6" x 10' 6" (3.51m x 3.20m) Equipped with a range of base storage units comprising cupboards, drawers and work surfaces, plus matching wall-mounted storage cupboards and original built-in dresser unit with china cupboards and drawers. Gas hob with extractor hood, electric oven, integrated dishwasher, wall-mounted Worcester gas-fired boiler, stainless steel sink with mixer tap and drainer, tiled splashbacks. Door to walk-in storage/larder cupboard.

Long First Floor Landing

Trap access to loft space, radiator, deep airing cupboard housing insulated water hot tank.

Bedroom One

12' 10" (17'2" into deep bay window) x 11' 10" (3.91m x 3.61m) Another good size room with a southerly aspect and radiator.

Bedroom Two

12' 10" x 11' 6" (3.91m x 3.51m) Radiator.

Bedroom Three

11' 6" x 7' 0" plus door recess (10'2" into recess) (3.51m x 2.13m) Corner wash basin, radiator.

Bedroom Four

8' 10" into door recess x 7' 7" (2.69m x 2.31m) Radiator.

Shower Room

Tiled walls and a suite comprising corner shower cubicle with Bristan electric shower unit, and corner wash basin with mixer tap and cupboard below. Chrome heated towel rail.

Separate WC

Wash basin with tiled splashback.

Outside

Wall-enclosed front garden, laid with slate chippings and with raised shrub borders. Side access to private rear garden, mainly lawn with a variety of ornamental shrubs. Concrete patio area, outside water tap.

Council Tax Band

C (Rother District Council)

EPC Rating

D