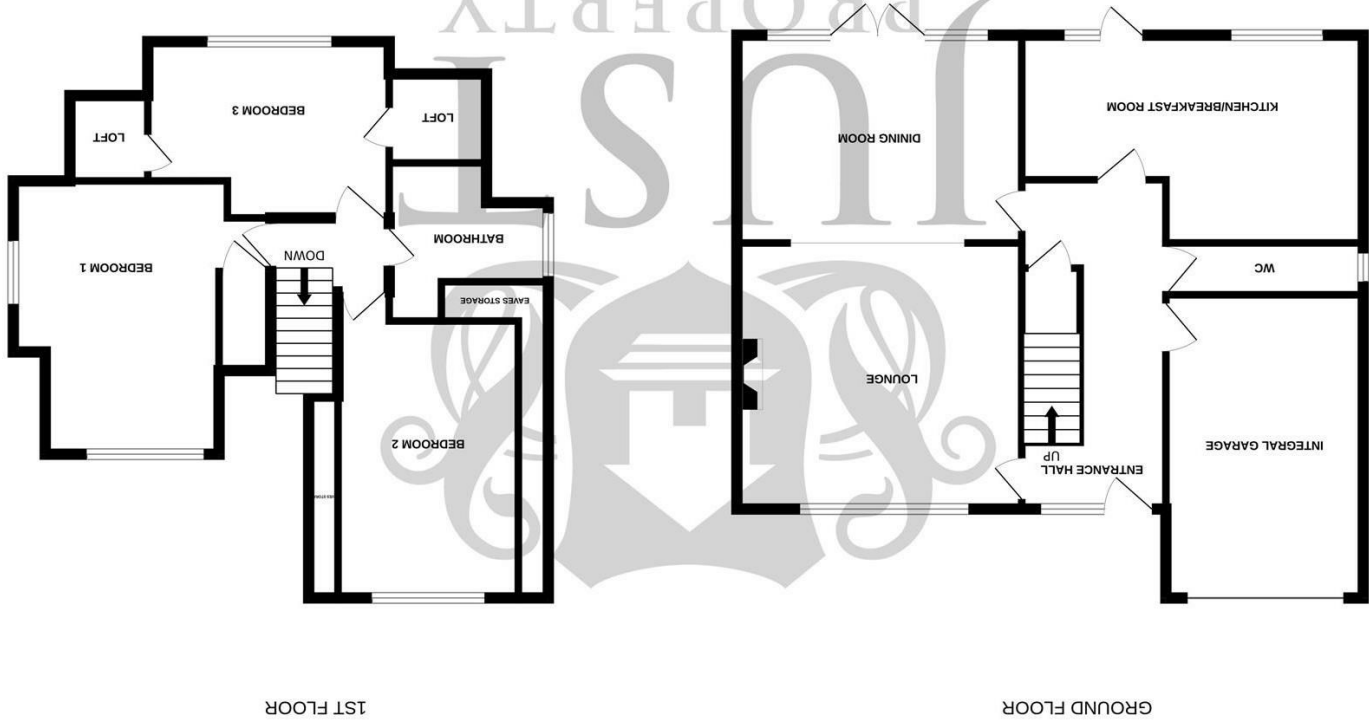


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Potential
	57	74
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



FLOORPLANS

Monkey Puzzle Cottage 12 Woodsgate Park, Bexhill-On-Sea, TN39 4DL

www.justproperty.net



3 Bedrooms 2 Receptions 1 Bathrooms 1173.27 sq ft

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Freehold

£549,950





Freehold

£549,950

3 Bedrooms 2 Receptions 1 Bathrooms 1173.27 sq ft

PROPERTY DETAILS

Just Property is delighted to bring to the market this immaculate and attractive detached chalet-style house.

This light and spacious property sits on a generous plot and is ideally situated close to Bexhill Downs, but also just a short distance from local schools, Bexhill town centre with its excellent range of shops, restaurants, and amenities, and of course, Bexhill's popular seafront and promenade.

This deceptively spacious property offers extremely light and bright accommodation comprising an entrance hallway with parquet flooring, a southerly-facing sitting room with a feature fireplace and open fire, opening into a substantial dining room offering direct access onto the rear patio via French doors, and a modern fully fitted kitchen with an excellent range of wall-mounted and under-worksurface cupboards and access to the rear garden. In addition, the cloakroom/WC and integral garage with an up-and-over door complete the ground floor accommodation.

To the first floor can be found a landing with loft access, three bedrooms, two of which are substantial doubles, along with the modern family bathroom/WC.

The sizeable grounds are a real feature of this exceptional property. To the front, access to the ample off-road parking is via a five-bar gate, offering privacy and security. To the rear, the park-like grounds boast an Italian-style terrazza, with steps leading to the raised lawn area boasting an excellent range of mature trees, shrubbery, and planting, offering privacy and seclusion. In addition, the garden studio with power offers a place of tranquillity to work or relax, and there is an additional potting shed.

Just Property highly recommends an early inspection to fully appreciate all this charming property has to offer.



ROOM DIMENSIONS

Front Door	Garage
Entrance Hall	17'0" x 9'10" (5.2 x 3.00)
Living Room	Rear Garden
14'9" x 13'9" (4.50 x 4.20)	
Dining Room	
14'9" x 10'9" (4.50 x 3.30)	
Kitchen	
17'8" x 10'9" (5.40 x 3.30)	
W/C	
Bedroom	
16'0" x 12'5" (4.90 x 3.80)	
Bedroom	
14'5" x 11'9" (4.40 x 3.60)	
Bedroom	
12'5" x 9'2" (3.80 x 2.80)	
Bathroom	

FEATURES

- Attractive Chalet Style House
- Detached
- Three Bedrooms
- Immaculate Throughout
- Integral Garage
- Gardeners Delight!
- Gated Frontage
- Garden Studio
- Close to Bexhill Downs
- **EARLY INSPECTION ADVISED**

