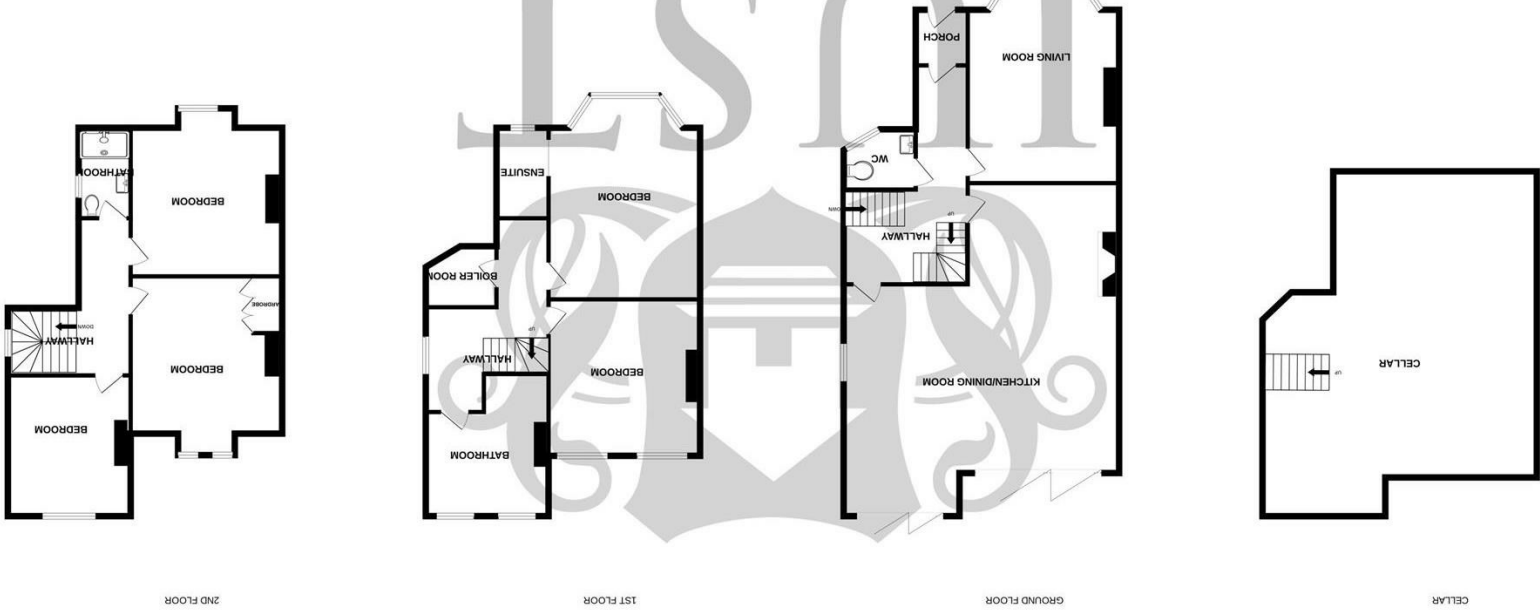




England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Potential
	43	63
Not energy efficient - higher running costs		
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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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FLOORPLANS

11 Woodville Road, Bexhill-On-Sea, TN39 3ET

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11 Woodville Road, Bexhill-On-Sea, TN39 3ET

Freehold

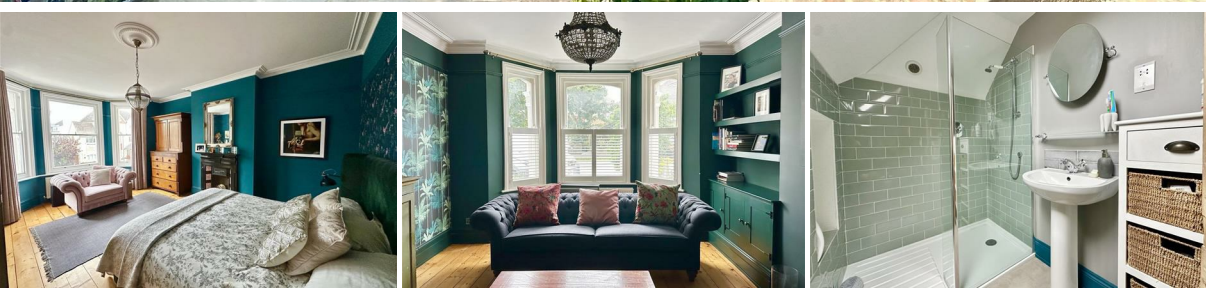
£875,000





Freehold

£875,000



5 Bedrooms

2 Receptions

3 Bathrooms

3562.85 sq ft

PROPERTY DETAILS

£875,000

Located within the highly desirable central location of Woodville Road, Bexhill-On-Sea, this stunning five-bedroom semi-detached family home offers an impressive 3,563 square feet of beautifully presented living space. The property is a true gem, reflecting the care and attention of its current owners, making it an ideal choice for families seeking both comfort and style.

As you enter, you are greeted by two spacious reception rooms that provide ample space for relaxation and entertaining. The open-plan living area seamlessly connects the kitchen and dining spaces, creating a warm and inviting atmosphere perfect for family gatherings. With three well-appointed bathrooms (One being an en-suite) , convenience is at your fingertips, ensuring that morning routines run smoothly for everyone.

Spread across three floors, this home offers generous accommodation, with five well-sized bedrooms that can easily cater to a growing family or provide guests with their own private space. The layout is thoughtfully designed to maximise both privacy and communal living, making it a versatile choice for various lifestyles.

One of the standout features of this property is its proximity to Egerton Park, providing a picturesque backdrop for leisurely strolls and outdoor activities. Additionally, the home benefits from parking for three vehicles, a valuable asset in this sought-after area and central location.

In summary, this immaculately presented semi-detached house on Woodville Road is a rare find, combining spacious living, modern amenities, and a prime location. It is a perfect opportunity for those looking to settle in a vibrant community while enjoying the comforts of a well-appointed family home. To arrange access for a viewing, call the vendors choice of sole agents Just Property on 01424 444 100. This way you can truly appreciate both the space and finish in person.

Council Tax Band - E

ROOM DIMENSIONS

Off Road Parking Spaces	En-Suite
Property Front Door	Boiler Room
Porch	Stairs Up To Second Floor
Entrance Hallway	Bedroom 13'10" x 16'4" (4.22 x 4.98)
Cloakroom / W.C	Bedroom 13'10" x 15'4" (4.22 x 4.68)
Living Room 13'10" x 18'8" (4.22 x 5.70)	Bathroom Room
Kitchen / Dining Room 25'2" x 30'5" (7.68 x 9.28)	Cellar 25'0" x 31'6" (7.64 x 9.61)
Stairs Up To First Floor	Rear Gardens
Bathroom / Shower Room	Views Over Surrounding Area
Bedroom 13'10" x 14'3" (4.22 x 4.36)	
Bedroom 13'10" x 18'7" (4.22 x 5.68)	

FEATURES

- Five Bedrooms, Split Across Three Levels Of Living Space
- Highly Desirable Area, Very Rarely Available
- Views across Egerton Park And Walking Distance To The Sea
- Central location Within Close Proximity To Shops And Train Links
- Semi-detached Period Property With Abundance Of Character
- Driveway with Off Road Parking Spaces To The Front
- Spacious and Bright Rooms Throughout, Boasting Natural Light
- Viewing Is To Be Arranged Via Appointment Only
- Call Just Property, Vendors Choice Of Sole Agents For Access
- Open Plan Living, Immaculately Presented Via The Current Owners



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.