



**Woodlands, Bexhill-On-Sea TN39 4RJ**



**welcome to**

**Woodlands, Bexhill-On-Sea**

Fox & Sons are pleased to market this excellent TWO-BEDROOM SEMI-DETACHED HOUSE, briefly boasting a GARAGE and ample off-road parking in addition to NO ONWARD CHAIN complications. Located in the sought-after Village of Little Common...schedule a viewing today!



### Entrance Hallway

Main entrance hallway leading to all ground-floor accommodation, built-in storage cupboards, additional WC, radiator and powerpoints.

### Kitchen

9' 5" x 7' 3" ( 2.87m x 2.21m )

Featuring a range of matching wall & base units, gas cooker with hobs and an extractor fan above, laminate worktops, space & plumbing for a free standing fridge-freezer and washing machine, single stainless-steel sink & drainer unit with a mixer tap and double-glazed window to the front-aspect.

### Lounge

14' 8" x 11' 6" ( 4.47m x 3.51m )

Benefiting from a double-glazed window & double-glazed double doors to the conservatory, stairs rising to the first-floor, double radiator, powerpoints and TV point.

### Conservatory

10' 10" x 9' 11" ( 3.30m x 3.02m )

With a complete double-glazed UPVC surround, double-door access into the rear garden, radiator and space & plumbing for extra appliances.

### First-Floor:

#### Bedroom One

11' 9" x 8' 3" ( 3.58m x 2.51m )

Featuring a double-glazed window to the rear-aspect, radiator, powerpoints and access to the en-suite shower room.

#### En-Suite

Comprising a single walk-in shower cubicle with chrome appliances, low-level WC, pedestal wash hand basin and extractor fan.

#### Bedroom Two

9' 7" x 8' ( 2.92m x 2.44m )

Featuring a double-glazed window to the front-aspect, radiator and powerpoints.

### Bathroom

Fitted with a frosted double-glazed window to the front-aspect, paneled bath with chrome appliances, low-level WC, pedestal wash hand basin, heated towel rail and partly-tiled walls.

### Rear Garden

The rear garden has gated side access but can also be accessed from the conservatory. It is mostly laid to lawn, with a partial area of patio & pathway leading to the furthest point. To the side-aspect you'll find access to the external garage.

### Garage

With access via up & over door, power, lighting and parking to the front.



Total floor area 69.0 m<sup>2</sup> (743 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## Woodlands, Bexhill-On-Sea

- Semi-Detached House
- Two Double Bedrooms
- En-Suite Shower Room to the Master
- Garage
- NO FORWARD CHAIN

Tenure: Freehold EPC Rating: C  
Council Tax Band: D

guide price

**£350,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
BOS112657 - 0002

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fox & sons



**01424 224243**



[BexhillonSea@fox-and-sons.co.uk](mailto:BexhillonSea@fox-and-sons.co.uk)



1 Devonshire Square, BEXHILL-ON-SEA, East  
Sussex, TN40 1AB



**[fox-and-sons.co.uk](https://fox-and-sons.co.uk)**