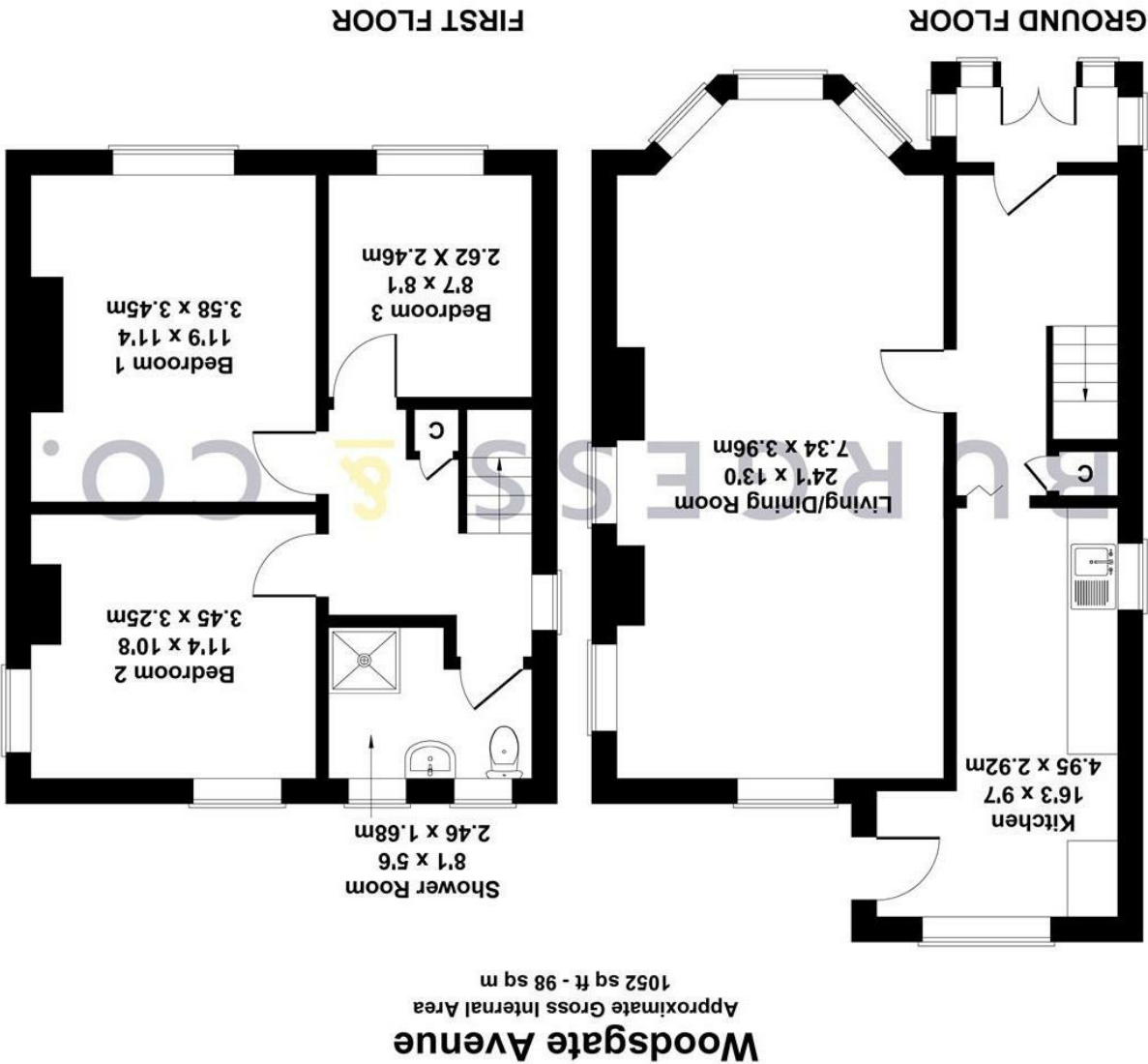


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BURGESS & CO.
01424 222255

11 Woodsgate Avenue, Bexhill-On-Sea, TN40 2BL

£325,000 Freehold



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****NO ONWARD CHAIN**** Burgess & Co are delighted to bring to the market this bright and spacious detached house, occupying a corner plot. Ideally located being half a mile from various shops in Sidley, with local schools nearby and bus services. Bexhill Town Centre is around 1 mile away with its array of shopping facilities, restaurants, mainline railway station and the seafront. The accommodation is arranged to provide to the ground floor an entrance porch, a hallway, a 24'1ft living/dining room, a kitchen and to the first floor there are three bedrooms and a family shower room. The property is considered to be in need of some updating but it does benefit from gas central heating, double glazing, off road parking and enclosed gardens to three sides.

Porch

Being single glazed with door to

Entrance Hall

With radiator, understairs storage cupboard housing Glow-worm boiler, stairs to First Floor.

Living/Dining Room

24'1 x 13'0
With two radiators, feature fireplace with gas fire, triple aspect with double glazed bay window to the front, two double glazed windows to the side, double glazed window to the rear.

Kitchen

16'3 x 9'7
Comprising matching range of wall & base units, worksurface, inset sink unit, tiled splashbacks, space for appliances & oven, double glazed window to the side & rear, double glazed door to the garden.

First Floor Landing

With storage cupboard, loft hatch, double glazed window to the side.

Bedroom One

11'9 x 11'4
With radiator, double glazed window to the front with electric shutter.

Bedroom Two

11'4 x 10'8
With radiator, double glazed window to the side & rear with electric shutters.

Bedroom Three

8'7 x 8'1
With radiator, double glazed window to the front with electric shutter.

Shower Room

8'1 x 5'6
Comprising shower cubicle with electric shower, pedestal wash hand basin, low level w.c, tiled floor, radiator, two double glazed frosted windows to the rear.

Outside

There is a driveway providing off road parking, a gate giving access to a wall enclosed patio area leading to the

side garden being mainly laid to lawn with a flowerbed to one side and to the rear there is outside storage, a summer-house, a shed and the garden is enclosed by fencing.

NB

Council tax band: C

Energy Efficiency Rating

	Current	Potential
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		

England & Wales

EU Directive 2002/91/EC

