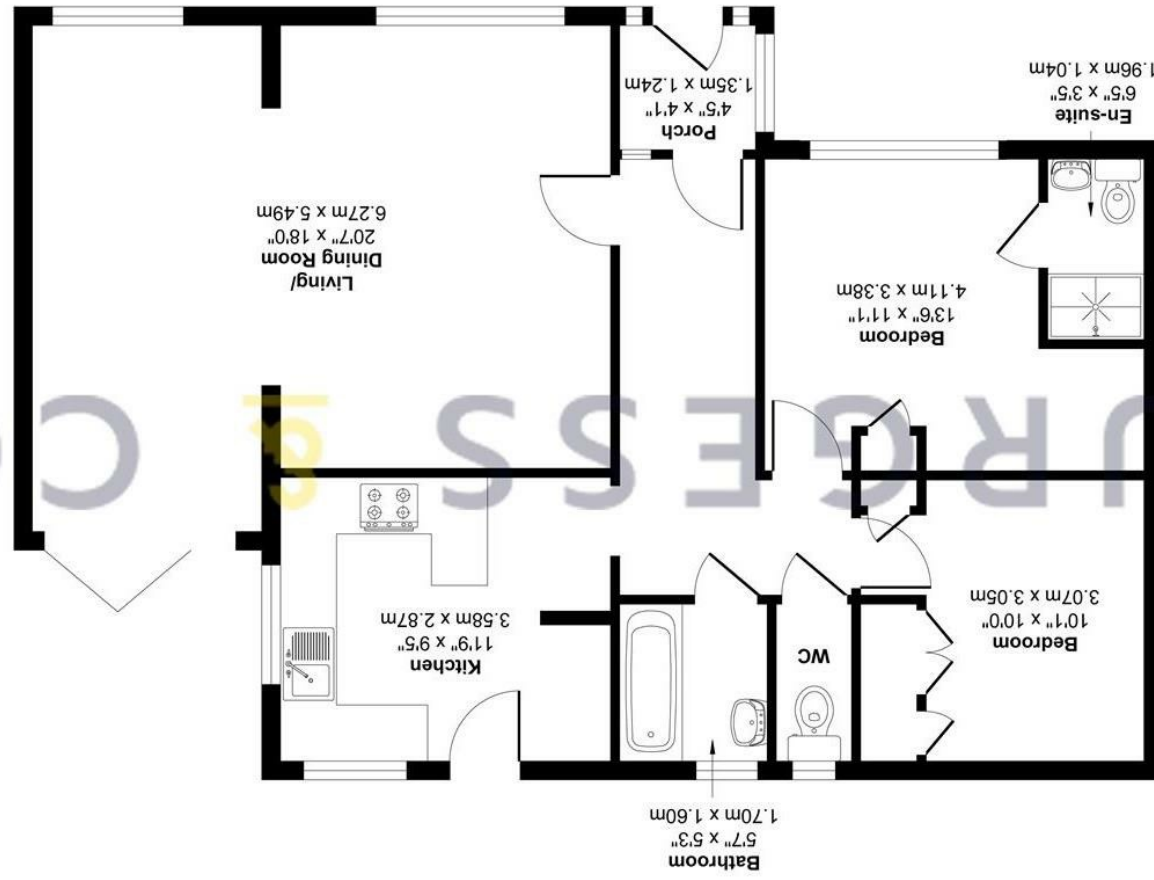


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GROUND FLOOR



Woodsgate Park
 Approximate Gross Internal Floor Area
 897 sq. ft / 83.33 sq. m

BURGESS & CO.
 01424 222255

2 Woodsgate Park, Bexhill-On-Sea, TN39 4AP

Offers In Excess Of
 £370,000 Freehold



01424 222255

Burgess & Co are pleased to offer to the market this well presented two bedroom detached bungalow, situated in a sought after area being within close proximity to local schools, local bus services, and Bexhill Downs. Bexhill Town Centre is within 2 miles with its shops, restaurants, mainline railway station and seafront with iconic De La Warr Pavilion. The property offers bright and spacious accommodation, comprising a porch, an entrance hall, a living/dining room, a modern kitchen, two double bedrooms one with an en-suite shower room, a family bathroom and a separate w.c. Further benefits include double glazing, electric radiators and fitted shutters. To the outside there is a front garden, a driveway providing off road parking and an enclosed rear garden being mainly laid to lawn with raised decked area. Viewing is highly recommended to fully appreciate all that this property has to offer.

Porch

With tiled floor, double glazed windows, double glazed door to

Entrance Hall

With electric radiator, cupboard housing electric meter & consumer unit, tiled floor, hatch to loft with pull down ladder.

Living/Dining Room

20'7 x 18'0
With electric radiator, feature fireplace, double glazed window to the front with fitted shutters. Open archway to Dining Area with electric radiator, double glazed window to the front with fitted shutters, double glazed bi-fold doors to the rear garden.

Kitchen

11'9 x 9'5
Comprising matching range of wall & base units, work surface, inset sink unit, inset electric induction hob with extractor hood over, integrated eye level electric double oven, space for appliances, breakfast bar area, tiled floor, inset ceiling spotlights, double glazed window to the side & rear, double glazed door to the rear garden.

Bedroom One

13'6 x 11'1
With electric radiator, fitted cupboard, double glazed window to the front with fitted shutters. Door to

En-suite Shower Room

6'5 x 3'5
Comprising shower cubicle, vanity unit with inset wash hand basin, low level w.c, electric towel radiator, tiled walls & floor, extractor fan.

Bedroom Two

10'1 x 10'0
With electric radiator, fitted wardrobes double glazed window to the rear with fitted shutters.

Bathroom

5'7 x 5'3
Comprising panelled bath with mixer tap, shower attachment & screen, vanity unit with inset wash hand basin, electric shaver point, electric towel radiator, tiled walls & floor, inset ceiling spotlights, double glazed frosted window to the rear.

Separate W.C

Comprising low level w.c, wash hand basin, partly tiled walls, tiled floor, inset ceiling spotlights, double glazed frosted window to the rear.

Outside

To the front there is an area of garden being mainly laid to lawn with mature shrubs and a block paved driveway providing off road parking. To the rear the garden is mainly laid to lawn

with mature borders, an area of raised timber decking, a timber shed, a timber summer house, gated side access and is enclosed by fencing.

NB

Council tax band: D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E		
(21-38) F	30	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 