



12 Woodsgate Avenue, Bexhill-on-Sea, TN40 2BL

£350,000



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- Excellent semi detached house in private road of individual property
- Two good reception rooms - with a charming sitting room with fireplace and bay window.
- Recently re-fitted bathroom
- Gas central heating from recently-installed boiler & double glazed windows and doors
- Four bedrooms - with large south-facing main bedroom with bay window
- Kitchen with walk-in larder, plus oven & hob
- Private rear garden
- Close to local shop, buses, primary school and easy access to Hastings link road

Abbott & Abbott Estate Agents offer for sale this excellent semi-detached house, situated in a tucked-away position on a private, unmade road of individual property, close to a local shop, buses, and a primary school. Built in the 1940's, the property offers ideal family-size accommodation, with ground floor rooms having a 9' ceiling height, and first floor rooms 8'6" ceilings, all adding to the feeling of light and space. The property provides four bedrooms, including a good size main bedroom with southerly aspect and bay window, two reception rooms including a charming sitting room with brickette-built fireplace and bay window, kitchen with walk-in larder, and a recently re-fitted bathroom. Outside, there is a private rear garden. Gas central heating is supplied by a recently installed boiler and there are uPVC double glazed windows.

The property is well situated, close to a local shop in St Georges Road and buses in London Road, about a mile from the town centre and seafront, and within easy reach of the Bexhill to Hastings link road.



Spacious Entrance Hall

South-Facing Sitting Room

16'8" into bay x 11'6" (5.08m into bay x 3.51m)

Dining Room

12'10" x 11'6" (3.91m x 3.51m)

Kitchen

11'6" x 10'6" (3.51m x 3.20m)

Long First Floor Landing

Bedroom One

17'2" into bay x 11'10" (5.23m into bay x 3.61m)

Bedroom Two

12'10" x 11'6" (3.91m x 3.51m)

Bedroom Three

11'6" x 11'2" into recess (3.51m x 3.40m into recess)

Bedroom Four

8'10" into recess x 7'7" (2.69m into recess x 2.31m)

Recently Re-fitted Bathroom





Separate WC

Mature Gardens

Council Tax Band: C (Rother District Council)

EPC Rating: D





Floor Plans



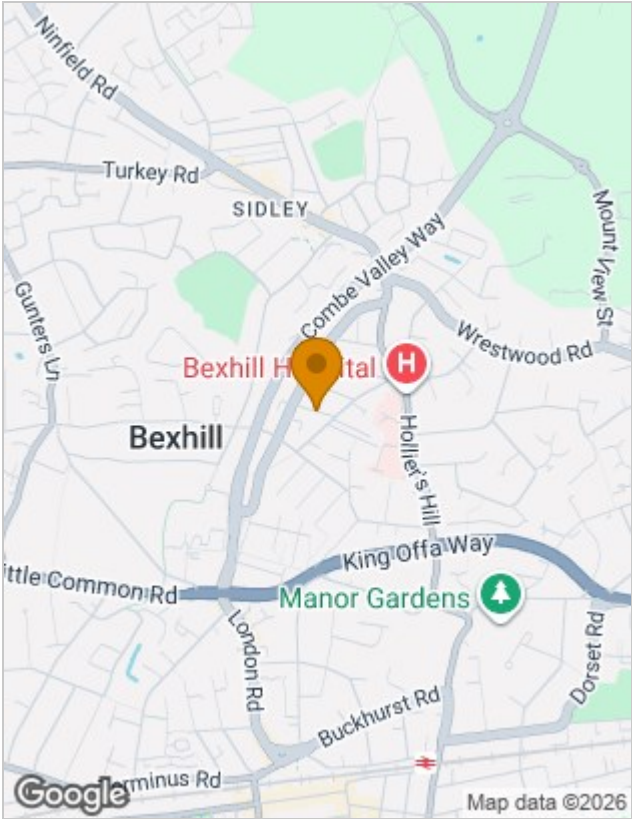
Viewing

Please contact our Sales Office on 01424 212233 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

