



MOLONEY COUNTRY PROPERTY



7A WOODVILLE ROAD BEXHILL-ON-SEA

7A WOODVILLE ROAD, BEXHILL-ON-SEA, EAST SUSSEX. TN39 3ET

A BEAUTIFULLY PRESENTED 2/3 BED MAISONETTE, WITH PRIVATE GROUND FLOOR ENTRANCE, LOCATED IN A SOUGHT AFTER ROAD CLOSE TO THE TOWN CENTRE, ENJOYING VIEWS OVER EGERTON PARK TO THE REAR. STYLISH, CONTEMPORARY ACCOMMODATION WITH THE BENEFIT OF THE REMAINDER OF A LONG LEASE. GAS CENTRAL HEATING. ALLOCATED PARKING SPACE.

ACCOMMODATION LIST: ENTRANCE HALL, STAIRS TO THE FIRST FLOOR, HALF LANDING, BATH/SHOWER ROOM, BEDROOM THREE/STUDY. STAIRS TO THE UPPER LANDING, SITTING/DINING ROOM, KITCHEN, 2 DOUBLE BEDROOMS. ONE ALLOCATED PARKING SPACE. GAS CENTRAL HEATING.



Composite front door to:

ENTRANCE HALL: Wood effect laminate floor. Contemporary vertical grey radiator. Carpeted stairs to:

HALF LANDING: UPVC double glazed window to the side. Doors to bath/shower room and:

BEDROOM THREE/STUDY: UPVC double glazed window to the front. Range of storage shelves. Space for appliance. Radiator with cover. Wood effect laminate floor. Cloaks hooks.

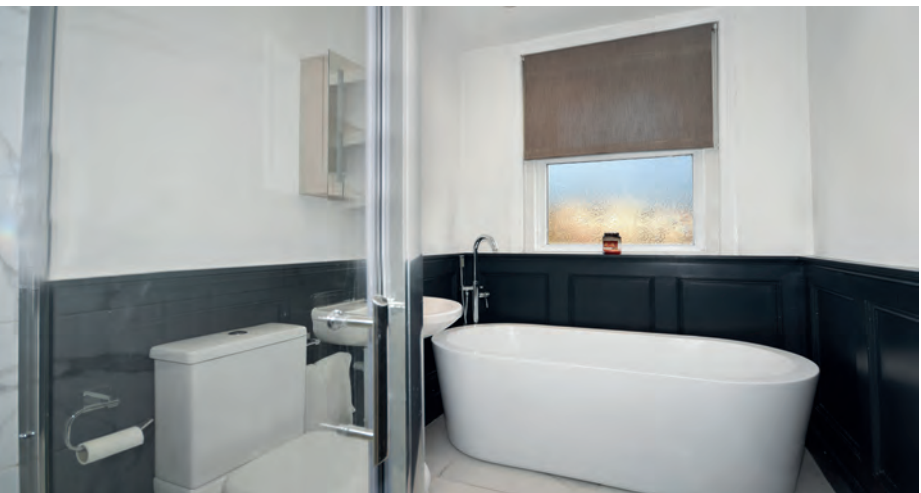
BATH AND SHOWER ROOM: Obscure UPVC double glazed window to the rear. Fitted with contemporary style suite comprising WC, pedestal, hand basin. Freestanding double ended bath with floor standing taps. Corner shower cubicle with large square shower head, glass door to side. Part painted panelled walls, ceramic 'marble' tiled floor, inset ceiling lighting. Contemporary grey radiator.

Stairs to:

UPPER LANDING: Matching doors to all rooms.

SITTING/DINING ROOM: Large UPVC double glazed window to the front. Wood effect laminate floor, TV point. Inset ceiling lights.

GUIDE PRICE £275,000



KITCHEN: UPVC double glazed window to the front. Fitted with contemporary style 'Graphite' dark grey, soft close base and wall units with square edge marble effect laminate worktop over, inset with single bowl, single drainer, stainless steel sink unit Beko 4 ring gas hob with matching fan assisted oven below, Elica glass screen extractor over with integrated lighting. Space for upright fridge freezer. Integrated Beko washing machine. Integrated slimline Beko dishwasher. Matching drawers. Metro tiled splashbacks. Grey wood effect laminate floor. Cupboard housing Worcester Combi gas boiler, servicing hot water & central heating (installed in 2023)

BEDROOM ONE: UPVC window enjoying views over Egerton Park to the rear. Three double doored range of dark wood wardrobe cupboards. TV Point.

BEDROOM TWO: UPVC double glazed windows enjoying views over Egerton Park to the rear. Double sliding doored wardrobe cupboard. High level door to eaves storage space.

OUTSIDE: The property is approached over a herring bone driveway with one allocated parking space.

SERVICES: All mains services are connected. Gas central heating. (new boiler installed 2023)

FLOOR AREA: 87 m² (936 ft²) Approx.

EPC RATING: 'C'

COUNCIL TAX BAND: 'A'

LOCAL AUTHORITY: Rother District Council

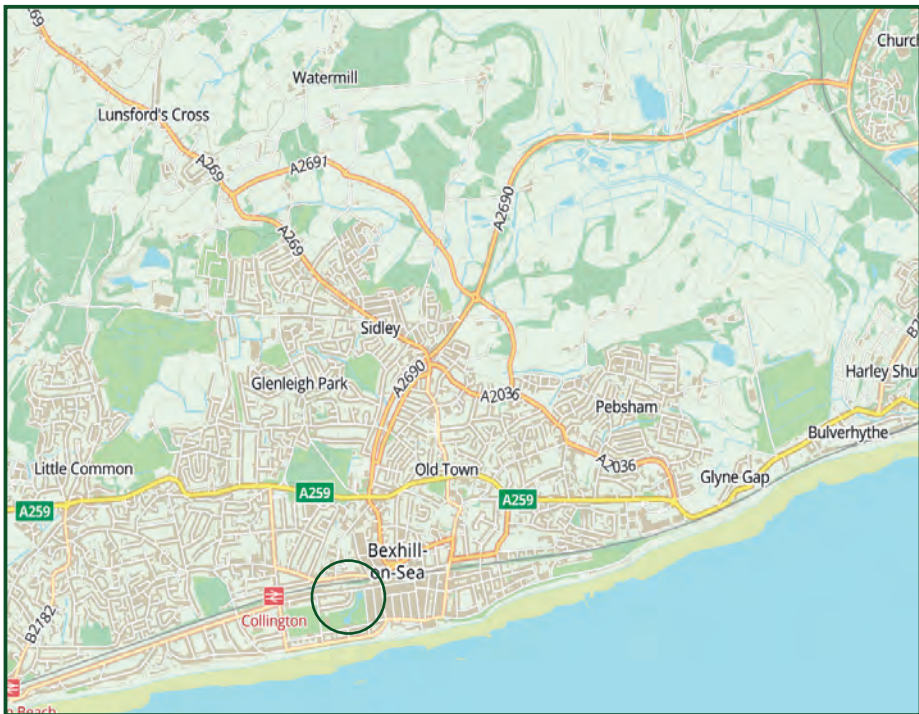
TENURE: Leasehold (999 Year Lease from 1977)

MAINTENANCE: 50% share of maintenance costs when necessary

LOCATION - WHAT3WORDS: /// spot.panels.asleep

TRANSPORT LINKS: For the commuter, Bexhill and West St. Leonards stations provide services to London Bridge, Waterloo, Charing Cross, Cannon Street. The Motorway network (M25) can be easily accessed at Junction 5 (A21) north or Sevenoaks.

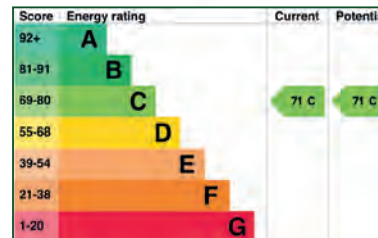
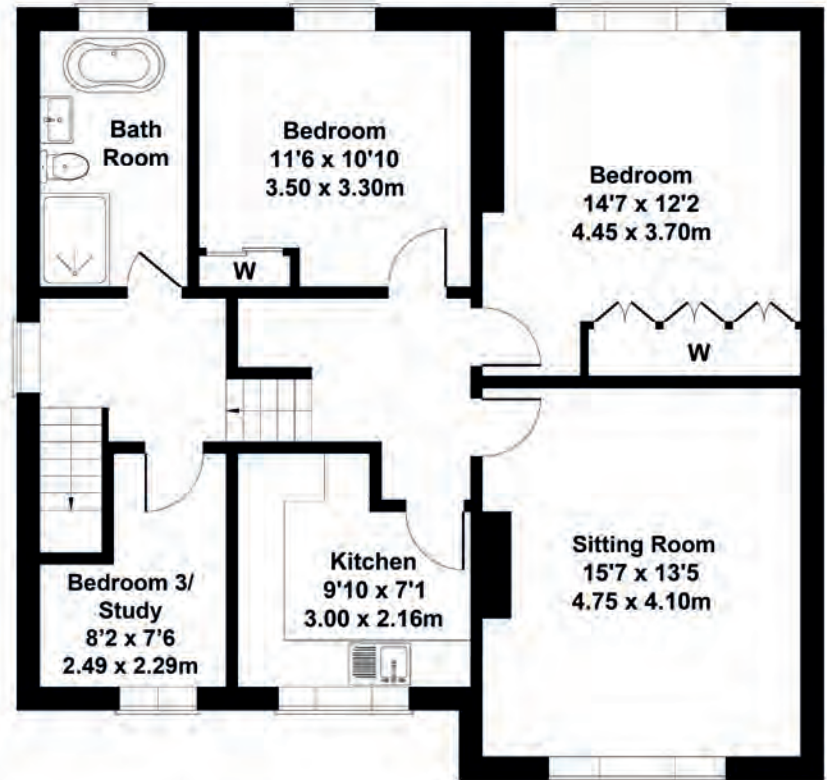
VIEWING: All viewings by appointment only. A member of our team will conduct all viewings, whether or not the vendors are in residence.



IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure land sizes, takes no responsibility for any errors or omissions incurred as a result of this process. We strongly encourage purchasers to satisfy themselves that the particulars contained herein are accurate prior to entering into negotiations and/or incurring any professional costs. Please note that we have not conducted a structural survey of the property nor have we tested any of the heating, drainage, services, fittings or sanitary items in this property.

7A Woodville Road

Approximate Gross Internal Area
936 sq ft - 87 sq m



Not to Scale.
For Illustrative Purposes Only.

MOLONEYCOUNTRYPROPERTY.COM

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