**3 Woodsgate Park, Bexhill-On-Sea, East Sussex TN39 4AP**
**£387,000**

**A beautiful three bedroom extended, semi detached house with gas central heating system, double glazed windows and doors, private front and southerly facing rear garden, entrance porch, two reception rooms, spacious kitchen/ breakfast room with central island, two bathrooms, garage/ partially converted and off road parking. Viewing comes highly recommended by RWW sole agents. Council Tax Band C.**

**Entrance Porch**
With window and door to the front elevation.

**Entrance Hallway**
With entrance door, obscured glass window to the front elevation, double radiator, built in cloaks cupboard.

**Living/Dining Room**
29'3" x 13'10" (8.92 x 4.23)
Windows to both the front and rear elevations, French doors lead out onto the rear garden, feature fireplace, double radiator, shelving, hardwood mantle.

**Kitchen/Breakfast Room**
14'6" x 10'2" (4.43 x 3.11)
Window to the rear and side elevations, built in under stairs storage cupboard, modern fitted kitchen comprising a range of base and wall units with tiled worktops, one and half bowl single drainer sink unit with mixer tap, induction hob with extractor canopy and light, integrated dishwasher, plumbing space for washing machine, central island with base units, wall mounted electric radiator, double oven with grill, integrated microwave/grill above, space for American style fridge/freezer.

**Inner Hall**
Door to rear garden.

**Shower Room**
Suite comprising walk in shower with folding screen, wall mounted electric shower unit, controls and showerhead, wc with low level flush, wall mounted wash hand basin with vanity unit beneath, obscured glass window to the rear elevation, heated chrome towel rail.

**Second Reception Room/ Occasional Bedroom Four**
8'5" x 10'11" (2.57 x 3.35)
Window to the front elevation with obscured glass panel.

**First floor Landing**
Window to the side elevation, access to roof space.

**Bedroom One**
14'0" x 10'2" (4.27 x 3.12)
Window overlooks the front elevation, double radiator, wood panelling.

**Bedroom Two**
11'3" x 10'6" (3.45 x 3.22)
Window to the rear elevation, double radiator, exposed floorboards.

**Bedroom Three**
7'6" x 10'2" (2.31 x 3.12)
Window to the rear elevation, double radiator.

**Bathroom**
Modern suite comprising double ended panelled bath, with fixed rainfall showerhead and hand/shower attachment, wc with concealed cistern, inset wash hand basin with vanity unit beneath, wall mounted heated towel rail, obscured glass window to the front elevation.

**Outside**

**Front Garden**
Mainly laid to lawn, off road parking for two vehicles, all enclosed with hedging and retaining wall, side access is available.

**Single Garage**
75% converted into additional reception room/bedroom four.

**Rear Garden**
Southerly facing rear garden, mainly laid to lawn with decked area, fishpond, all enclosed with fencing to all sides offering privacy and seclusion, outside water tap.

**Agents Note**
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

GROUND FLOOR
770 sq.ft. (71.5 sq.m.) approx.

1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.

TOTAL FLOOR AREA : 1197 sq.ft. (111.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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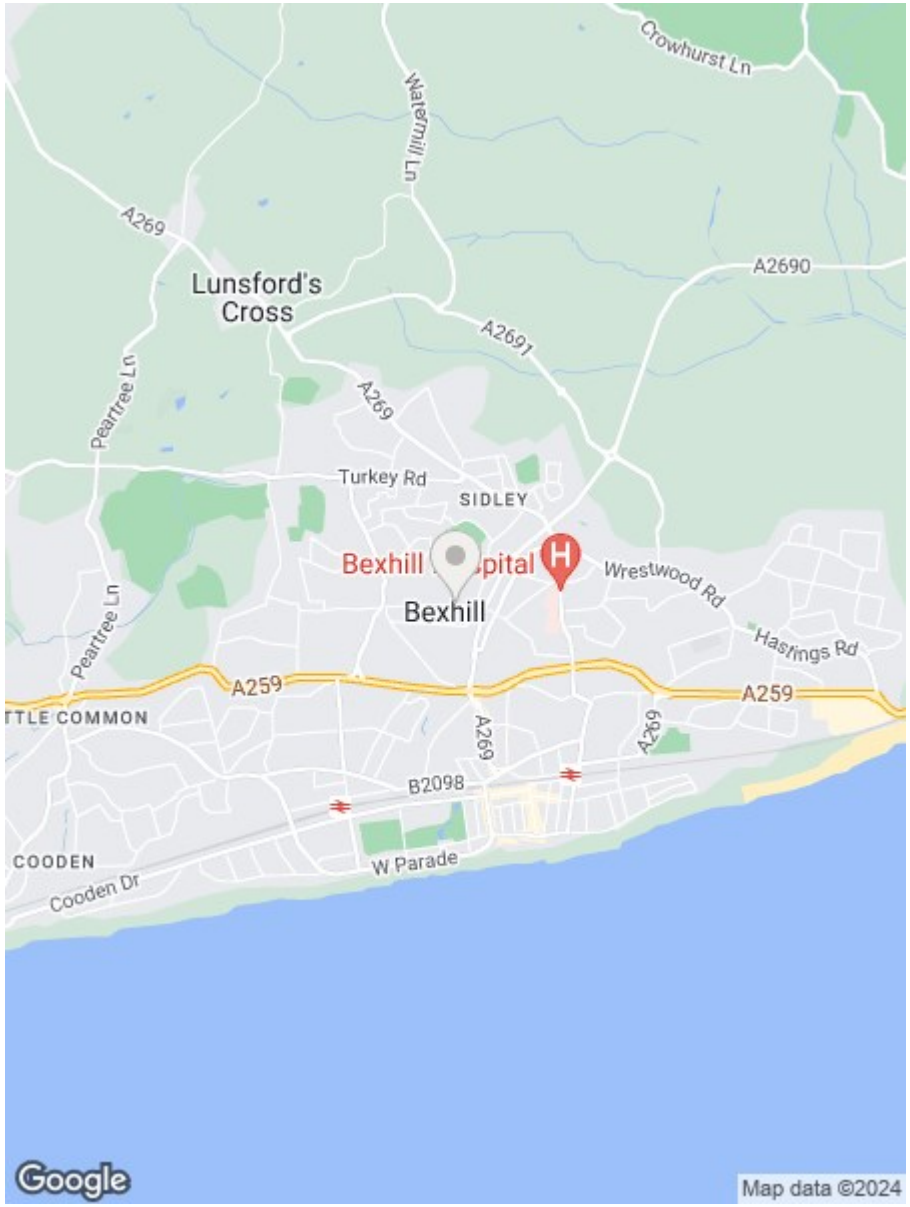


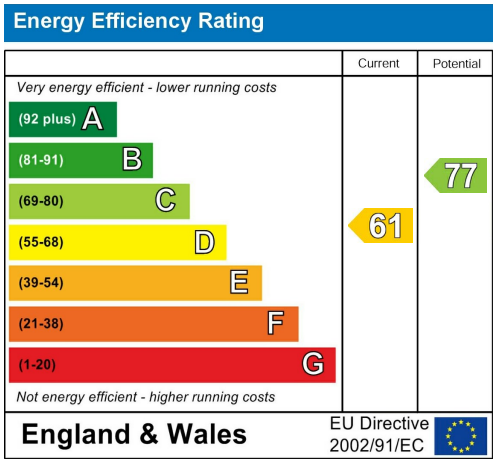


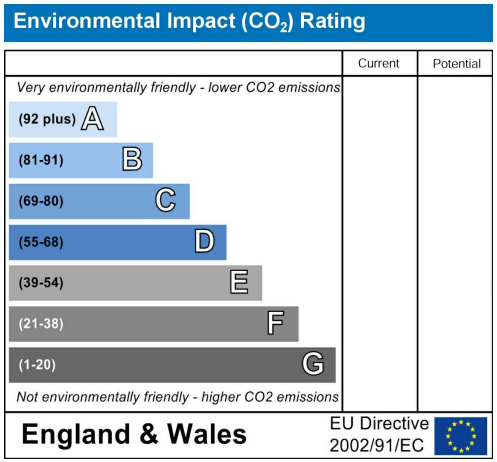


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