



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

**Offers in excess of £380,000 Freehold**

**Wyatt  
Hughes**  
Residential Sales

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

Welcome to Woodsgate park, a stylish three-bedroom semi-detached house in Bexhill.

This home offers the perfect blend of contemporary and family living, from the good sized bedrooms to both front and rear gardens.

Downstairs meets an open-plan living space seamlessly connecting the lounge, conservatory, dining area, and kitchen, creating a perfect hub for entertaining or relaxing. Imagine balmy summer evenings spent with friends, laughter echoing through the space as sunlight streams in through elegant windows. The modern kitchen enjoys sleek counter-tops, ample storage, and integrated appliances make meal prep a joy. Whip up culinary delights and gather around the table, sharing stories and delicious creations.

Upstairs three tranquil bedrooms, two double rooms with plenty of space for built-in storage and a further single room ideal for a child's bedroom or office space. The stylish white-suite family bathroom has both bath and shower.

Externally escape to the secluded rear garden, your own green oasis. Imagine barbecues under the summer sky, children's laughter filling the air, or quiet moments spent reading a book in the shade. The added bonus of the summerhouse is a delightful addition to the garden and offers a versatile space – a tranquil home office, a yoga studio, a writer's nook, or an artist's retreat. Let your imagination soar!

To the front of the house there is a driveway, perfect for multiple cars and an outbuilding with electric roller shutter garage door.

Prime Bexhill location: Enjoy the best of both worlds – close proximity to local cafes and shops, and the Bexhill town center, yet nestled in a peaceful residential area.

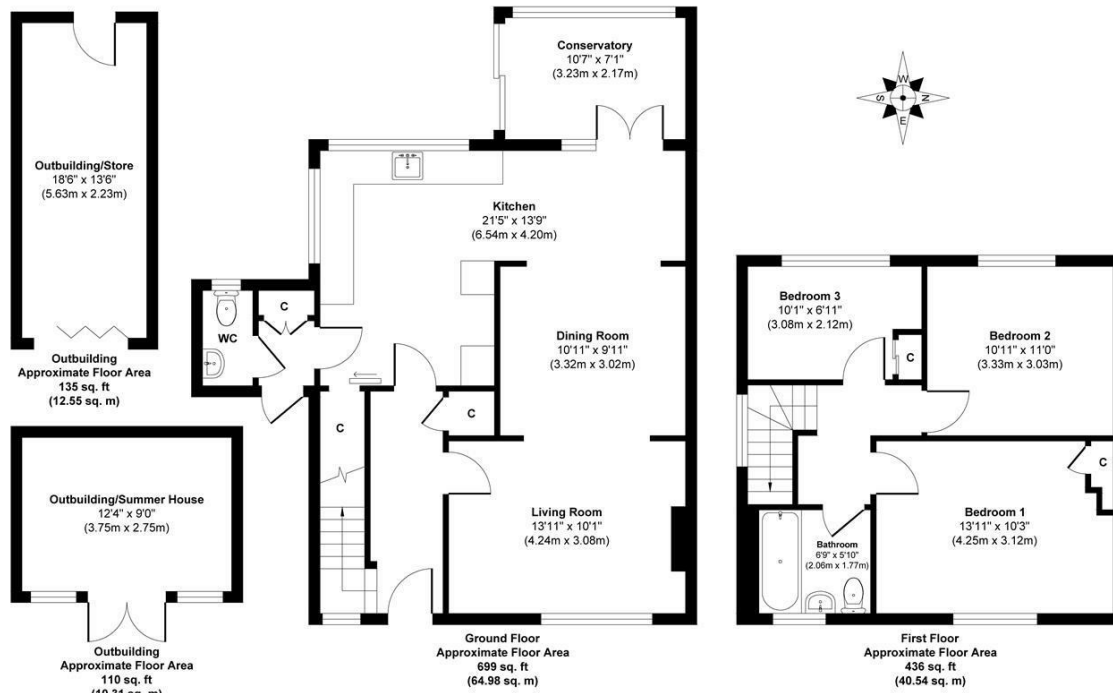
For further information or to book your viewing contact local agent Wyatt Hughes today.

- EPC C
- THREE BEDROOMS
- 1135 SQUARE FOOT
- SUMMER HOUSE
- MODERN AND STYLISH THROUGHOUT

- COUNCIL TAX C
- SEMI-DETACHED
- DRIVEWAY
- OUTBUILDING
- CONSERVATORY

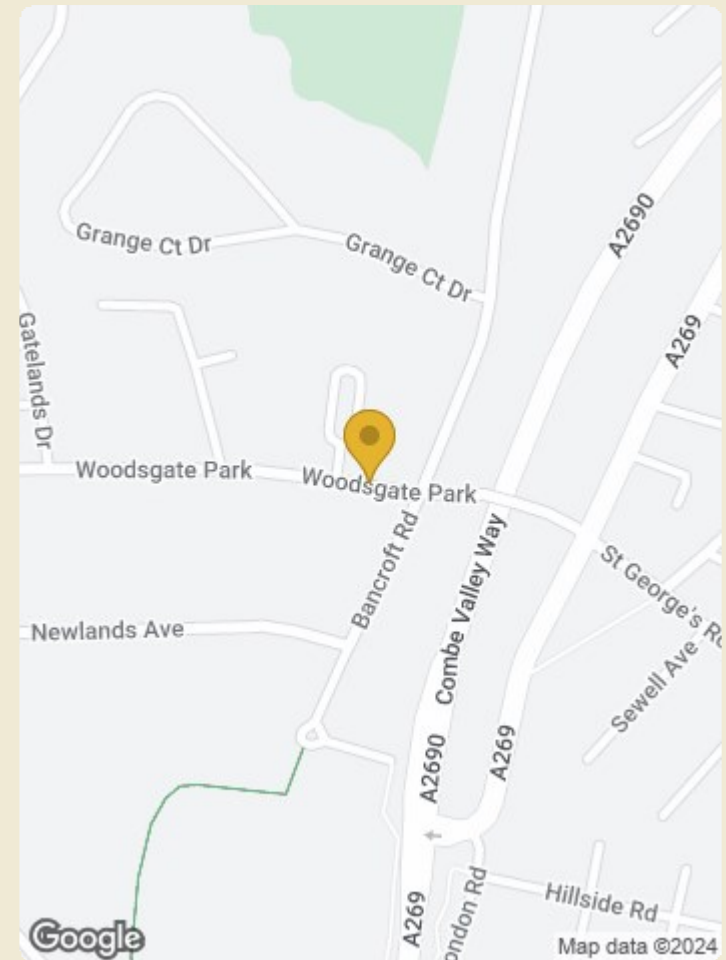


## Woodgate Park



**Approx. Gross Internal Floor Area**  
 Main House = 1135 sq. ft / 105.52 sq. m  
 Outbuilding = 245 sq. ft / 22.86 sq. m  
 Total = 1380 sq. ft / 128.38 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>		83	(81-91) <b>B</b>
(69-80) <b>C</b>	69		(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

18 Grand Parade, Hastings, East Sussex, TN37 6DN

Tel: 01424 423110

Email: sales@wyatthughes.co.uk

www.wyatthughes.co.uk

