



## 3 Trevenna Woodsgate Park

, Bexhill-On-Sea, TN39 4DT

£165,000



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# 3 Trevenna Woodsgate Park

Abbott & Abbott Estate Agents offer for sale, with no onward chain, this charming first floor flat, part of a conversion from a substantial detached house of character, situated just a few hundred yards from the open spaces of Bexhill Down and just under a mile from the town centre and seafront. The property offers bright and well presented accommodation which provides a double aspect lounge, a good size bedroom with wardrobes, a modern kitchen with appliances and shower room. Gas fired central heating is supplied by a recently (2024) installed boiler, and there are uPVC double glazed windows throughout. The building also has an entryphone system, fire alarm system, and, outside, a communal parking area with non-allocated spaces.

With a long lease and share in the freehold of the building, this would be an ideal property for first time and investment buyers alike.

- Charming first floor flat of character, just yards from the open spaces of Bexhill Down
- Bedroom with fitted wardrobe
- Shower room
- uPVC double glazing
- No onward chain
- Double aspect lounge
- Modern kitchen with appliances
- Gas central heating from recently installed (2024) boiler
- Long lease with share of Freehold
- Ideal first purchase

## Communal Entrance Hall

Entryphone-controlled, well presented, and carpeted, with stairs to first floor and front door.

## L-Shaped Entrance Hall

Entryphone, fitted store cupboards, radiators.

## Double Aspect Lounge

15'10 x 13' plus square bay window

A good size room with a double aspect, a square bay window, and a 9' (2.74m) ceiling height giving a feeling of light and space. Fireplace with ornate surround, television point, door to eaves storage space, attractive ceiling rose, radiators.

## Kitchen

13'2 x 6'6

Equipped with a range of modern base storage units comprising cupboards, drawers and work surfaces, plus matching wall-mounted storage cupboards, stainless steel sink with half bowl, mixer tap and drainer, tiled splashbacks, brushed steel gas hob unit with extractor hood above, brushed steel electric oven, integrated fridge unit, washing machine, freezer, recently installed (Sept 2024) Worcester wall mounted gas-fired boiler, tiled flooring, radiator.

## Bedroom

15;10 x 10'

Range of fitted wardrobes to one wall, radiator.

## Shower Room

Tiled walls and a modern white suite comprising shower cubicle with plumbed shower unit, pedestal wash basin, and WC. Radiator.

## Parking Area

There is a communal area of vehicle parking for the residents, this on a non-allocated, 'first come, first served' basis.

Lease - 999 years from July 1994

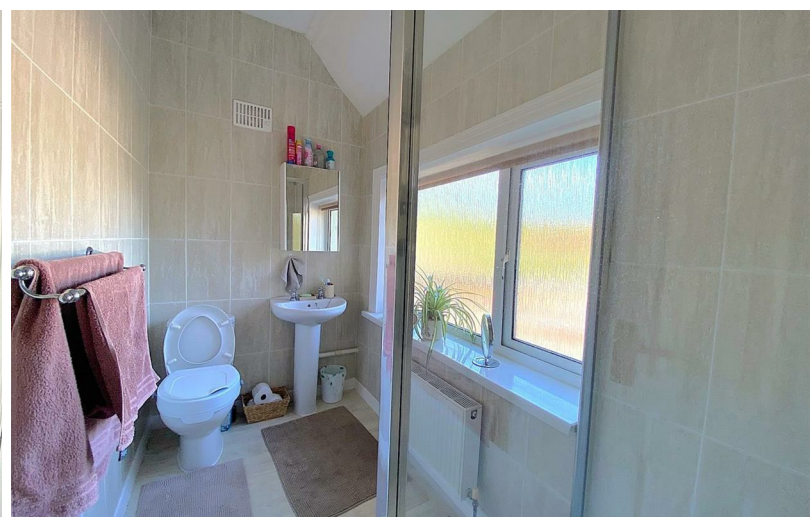
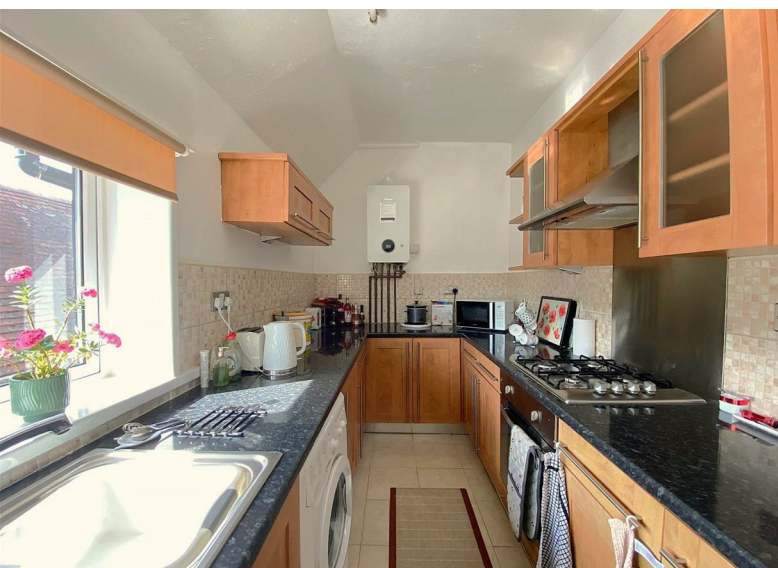
Maintenance - £100 per month

Freehold - A 1/4th share in the freehold

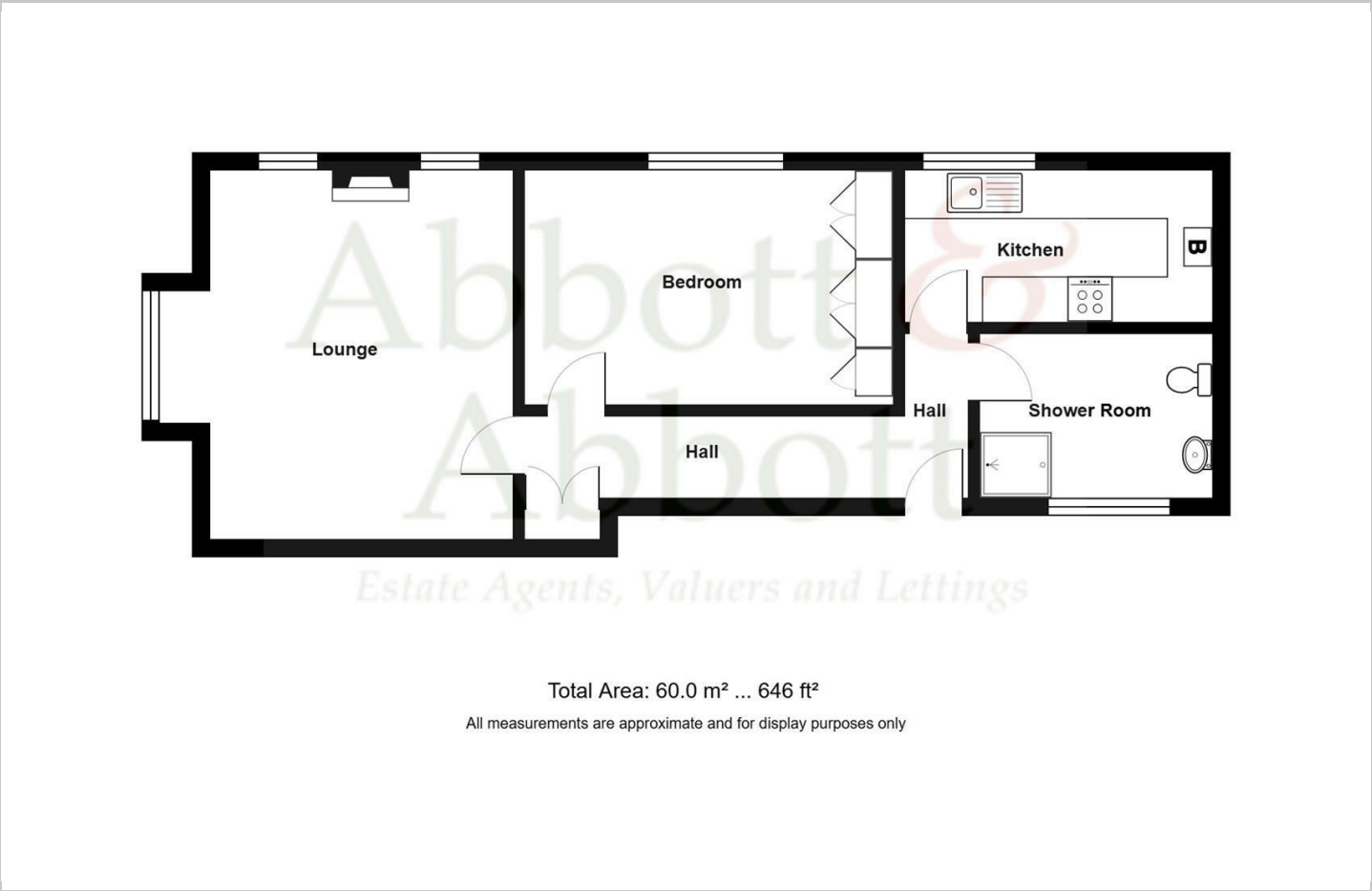
Council Tax Band - B (Rother District Council)



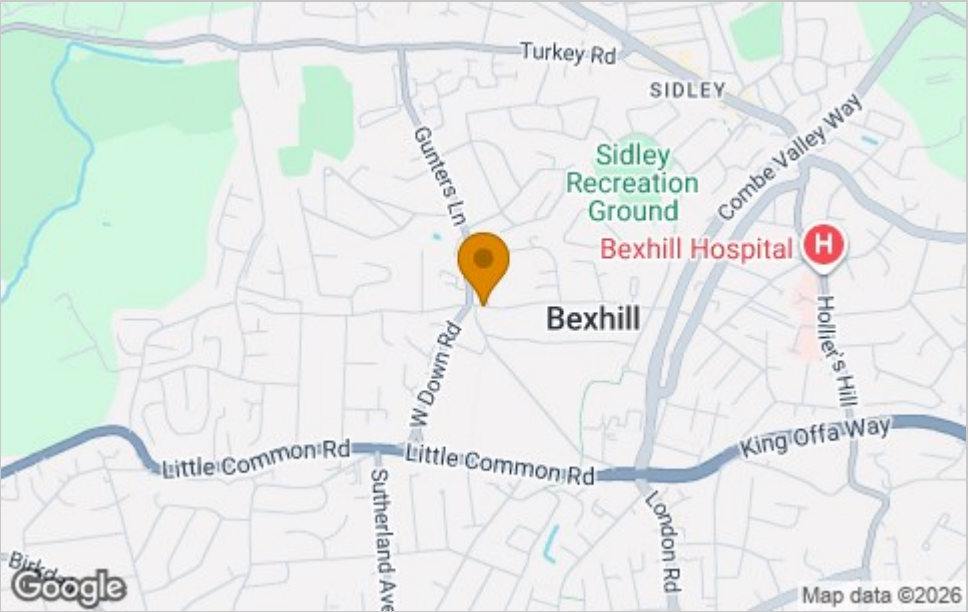
, Bexhill-On-Sea, TN39 4DT



Floor Plan



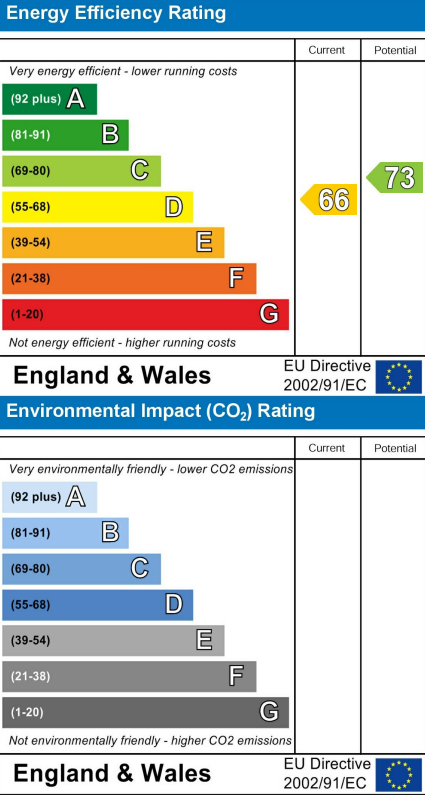
Area Map



Viewing

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

Energy Efficiency Graph



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