

**RUSH
WITT &
WILSON**



**1 Cascades Way, Bexhill-On-Sea, East Sussex TN39 4FW
£609,000**

A beautiful modern six bedroom detached house, built in 2019, forming part of the sought after Rosewood Park development, comprising stunning open/plan kitchen/dining room, separate living room, play room, downstairs bedroom, five bedrooms to the first floor, two ensuites and family bathroom. Other internal benefits include gas central heating to radiators & double glazed windows and doors throughout. Externally, the property boasts well maintained front and rear gardens, double garage and off road parking for FOUR vehicles. The property further benefits from 5 years still remaining on the new build Warranty. Viewing comes highly recommended by RWW Sole Agents. Council Tax Band F.



Entrance Hallway

With entrance door, stairs leading to the first floor, under stairs storage cupboard, radiator, obscured glass panelled window overlooking the front elevation.

Kitchen/Dining/Living Room

24'2" x 22'5" (7.38 x 6.84)

Double glazed windows and glass panelled French doors overlooking and giving access onto the rear garden, two double radiators, modern fitted kitchen with a range of matching wall and base level units with laminate worktop surfaces, one and half bowl sink with drainer and mixer tap, integrated oven with grill, five ring gas hob with extractor canopy above, integrated fridge and freezer, integrated dishwasher, stunning island wash base units, breakfast bar.

Utility Room

8'10" x 7'7" (2.70 x 2.32)

Comprising matching wall and base level units with laminate straight edge worktop surfaces, sink with drainer and mixer tap, space and plumbing for washing machine and tumble dryer, gas central heating and domestic hot water boiler, glass panelled door giving side access.

Reception Room

12'5" x 11'10" (3.81 x 3.63)

With double glazed bay window to the front elevation, double radiator.

Down Stairs WC

Suite comprising wc with low level flush, pedestal mounted wash hand basin and mixer tap, radiator, obscured double glazed window overlooks the front elevation, tiled splashback.

Study/Bedroom Six

11'7" x 7'11" (3.55 x 2.43)

Double glazed window overlooks the front elevation, radiator.

Living Room

17'9" x 11'7" (5.42 x 3.54)

Glass panelled French Doors give access onto the rear garden, double radiator.

First Floor Landing

Access to loft space via pull down ladder.

Bedroom One

12'10" x 12'6" (3.93 x 3.82)

Double glazed windows overlooking the front and side elevations, radiator, built in wardrobe cupboards with mirrored sliding doors with hanging space and shelving.

En-Suite

Modern suite comprising wc with low level flush, pedestal mounted wash hand basin with mixer tap, walk in shower cubicle with chrome wall mounted shower controls, chrome shower attachment and chrome showerhead, panelled bath with mixer tap, heated towel rail, part tiled walls, obscured double glazed window overlooking the side elevation.

Bedroom Two

14'0" x 10'5" (4.29 x 3.20)

Double glazed windows overlooking the rear elevation, radiator.

En-Suite

Suite comprising wc with low level flush, pedestal mounted wash hand basin with mixer tap, walk in shower cubicle with chrome wall mounted shower controls, chrome shower attachment and chrome showerhead, heated towel rail, obscured double glazed window overlooking the rear elevation.

Bedroom Three

11'8" x 10'11" (3.57 x 3.34)

Double glazed window overlooking the front elevation, double radiator.

Bedroom Four

10'10" x 9'8" (3.32 x 2.95)

Double glazed windows overlooking the rear elevation, radiator, built in wardrobe cupboards with mirrored doors, hanging space and shelving.

Bedroom Five

9'3" x 8'8" (2.83 x 2.66)

Double glazed windows to the front elevation, radiator.

Family Bathroom

Obscured glass window to the rear elevation, low level wc, panelled bath with mixer tap, pedestal mounted wash hand basin with mixer tap, walk in shower cubicle with chrome wall mounted shower controls and chrome shower attachment.

Outside

Front Garden

Low maintenance garden, mainly laid to lawn with pathway to entrance, driveway providing off road parking for multiple vehicles.

Double Garage

With up and over electrically operated doors, door to rear giving access onto the rear garden.

Rear Garden

Mainly laid to lawn with patio areas, suitable for alfresco dining, all enclosed with fencing to all sides, flowerbeds, decking areas.

Maintenance Charge

Road Maintenance £245 p/a .

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.



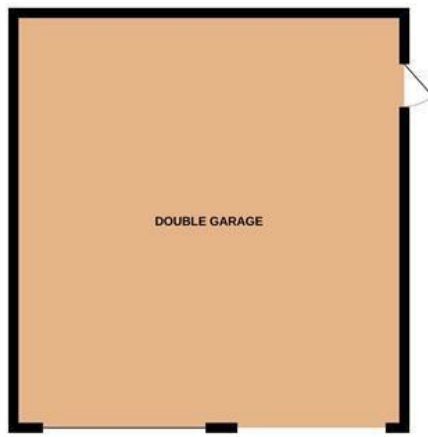
GROUND FLOOR
996 sq.ft. (92.6 sq.m.) approx.



1ST FLOOR
935 sq.ft. (86.9 sq.m.) approx.

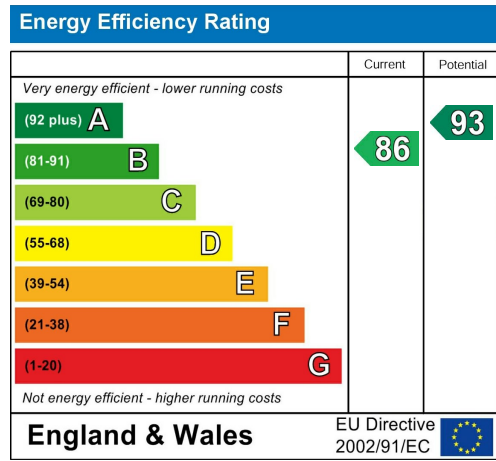
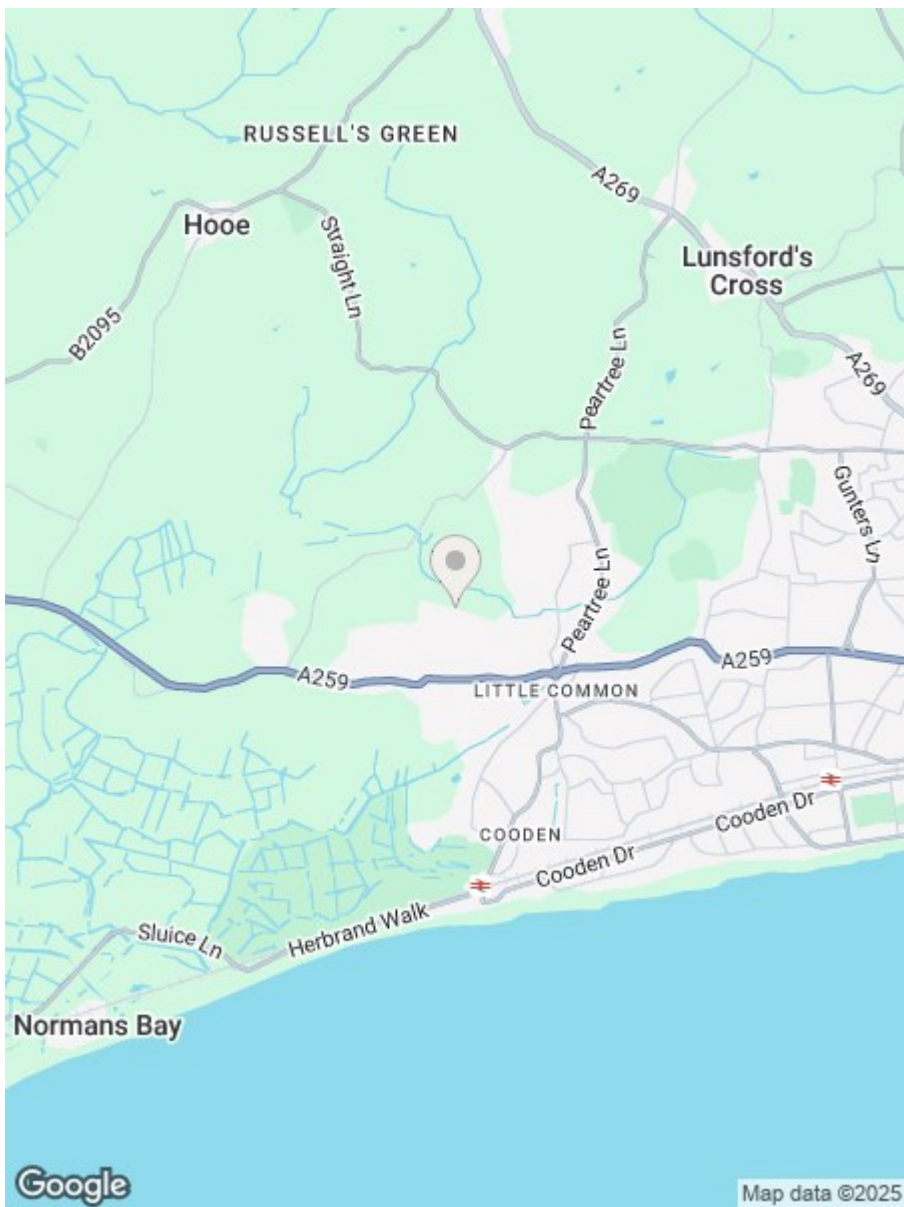


DETACHED GARAGE
547 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA : 2478 sq.ft. (230.2 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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