

**RUSH
WITT &
WILSON**



25 Brooklands Road, Bexhill-On-Sea, East Sussex TN39 4FQ
Guide Price £519,000

Rush Witt & Wilson are delighted to welcome to the market the impressive four bedroom modern detached house ideally located in the brand new and highly sought after 'Rosewood Park' development in Little Common. Presented to an exceptional standard throughout and offering bright and spacious accommodation, the property comprises a large open plan family kitchen/diner with built in appliances, bay fronted lounge, utility room, study and WC all to the ground floor. To the first floor, there are four bedrooms with the master bedroom further benefiting from an en-suite shower room and a family bath/shower room. Externally, the property boasts a private and secluded rear garden whilst to the front of the property there is a low maintenance garden and a driveway providing off road parking for multiple vehicles leading to a large single garage. The property is less than two years old and still benefits from the remainder of the 'Buildmark 10 year warranty'. Conveniently situated in this popular leafy location with close distance to amenities at Little Common village and only a short drive to the beach. Viewing comes highly recommended to appreciate this stunning contemporary home in this sought after location. Council Tax Band F



Entrance Hall

obscured double glazed front door leading to large entrance hall with radiator, stairs leading to first floor.

Lounge

17'8" x 12'2" (5.40 x 3.71)
Double glazed bay fronted window to the front elevation, two radiators.

Modern Kitchen/Diner

20'1" x 14'1" (6.13 x 4.30)
Large double glazed bay window to the rear elevation with an additional double glazed window and set of double glazed French doors giving access onto the rear garden, two radiators, modern fitted kitchen with a range of matching wall and base level units with laminate roll edge worktop surfaces, integrated fridge/freezer, integrated electric eye level double oven with grill, work top mounted five gas ring burner hob with glass splashback and fitted stainless steel extractor hood above, integrated dishwasher, stainless steel bowl and half sink with drainer and mixer tap, door leading through to utility room, recessed ceiling spotlights.

Utility Room

8'3" x 5'2" (2.54 x 1.58)
Double glazed door to rear elevation giving access onto the rear garden, radiator, fitted base level units with roll edge worktop surfaces, stainless steel single sink with drainer and mixer tap, integrated washing machine, additional under counter space for tumble dryer, wall mounted gas central heating boiler, extractor fan.

Study

2.90 x 2.35 (0.61m.27.43m x 0.61m.10.67m)
Double glazed window to the front elevation, radiator.

Ground Floor WC

Obscured double glazed window to the side elevation, radiator, low level wc, pedestal mounted wash hand basin with mixer tap, part tiled walls, large under-stairs storage cupboard providing ample storage space and housing the modern electric consumer unit and tv/internet services junction box.

First Floor Landing

Double glazed window to the side elevation, access to loft

space with pull down ladder, airing cupboard housing the modern pressurised hot water cylinder, radiator.

Bedroom One

12'2" x 11'11" (3.73 x 3.65)
Double glazed window to the front elevation, radiator, large range of fitted wardrobes with hanging space and shelving, door with access to en-suite.

En-Suite Shower Room

Obscured double glazed window to the side elevation, heated white towel rail, modern white suite comprising low level wc, pedestal mounted wash hand basin with mixer tap, large walk-in shower cubicle with wall mounted shower controls and shower attachment, part tiled walls, recessed ceiling spotlights, extractor fan and electric shaver point.

Bedroom Two

14'5" x 10'2" (4.40 x 3.10)
Double glazed window to the rear elevation, radiator.

Bedroom Three

13'5" x 9'6" (4.10 x 2.90)
Double glazed windows to the front elevation, radiator.

Bedroom Four

10'2" x 9'6" (3.10 x 2.90)
Double glazed window to the rear elevation, radiator.

Family Bath/Shower Room

Obscure double glazed window to the rear elevation, white heated towel rail, modern suite comprising panelled enclosed bath with mixer tap, walk-in shower cubicle with wall mounted shower controls and shower attachment, low level wc, pedestal mounted wash hand basin with mixer tap, part tiled walls, extractor fan.

Outside

Front Garden

Low maintenance garden laid with decorative plum slate chippings with some plants and shrubs, blocked paved driveway providing off road parking for multiple vehicles leading to the single garage, outside power point, gated access down one side leading to the rear garden.

Rear Garden

With patio, the rest of the garden is mainly laid to lawn,

boarded by closed board fencing, gated access down one side of the property to the front, outside tap.

Single Garage

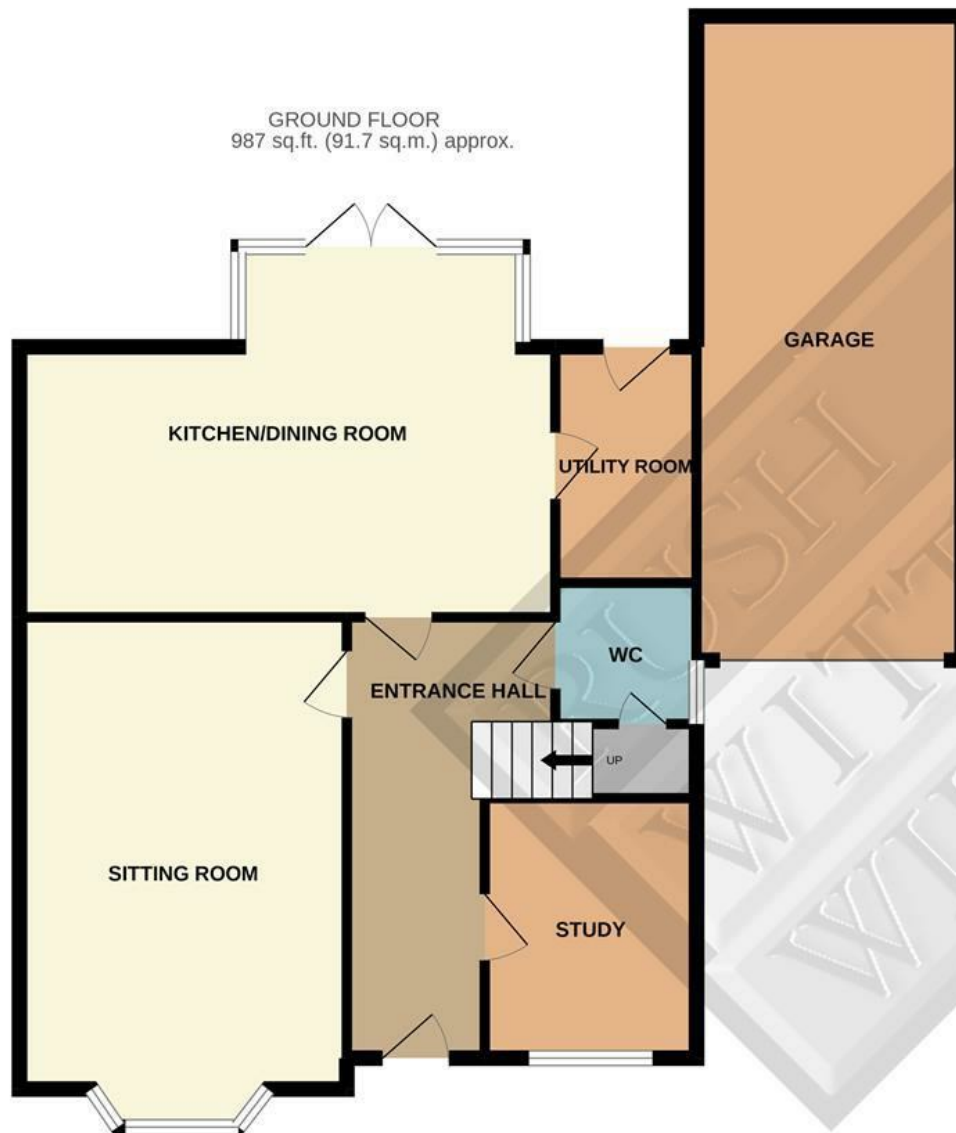
With up and over door, with light and power.

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
987 sq.ft. (91.7 sq.m.) approx.



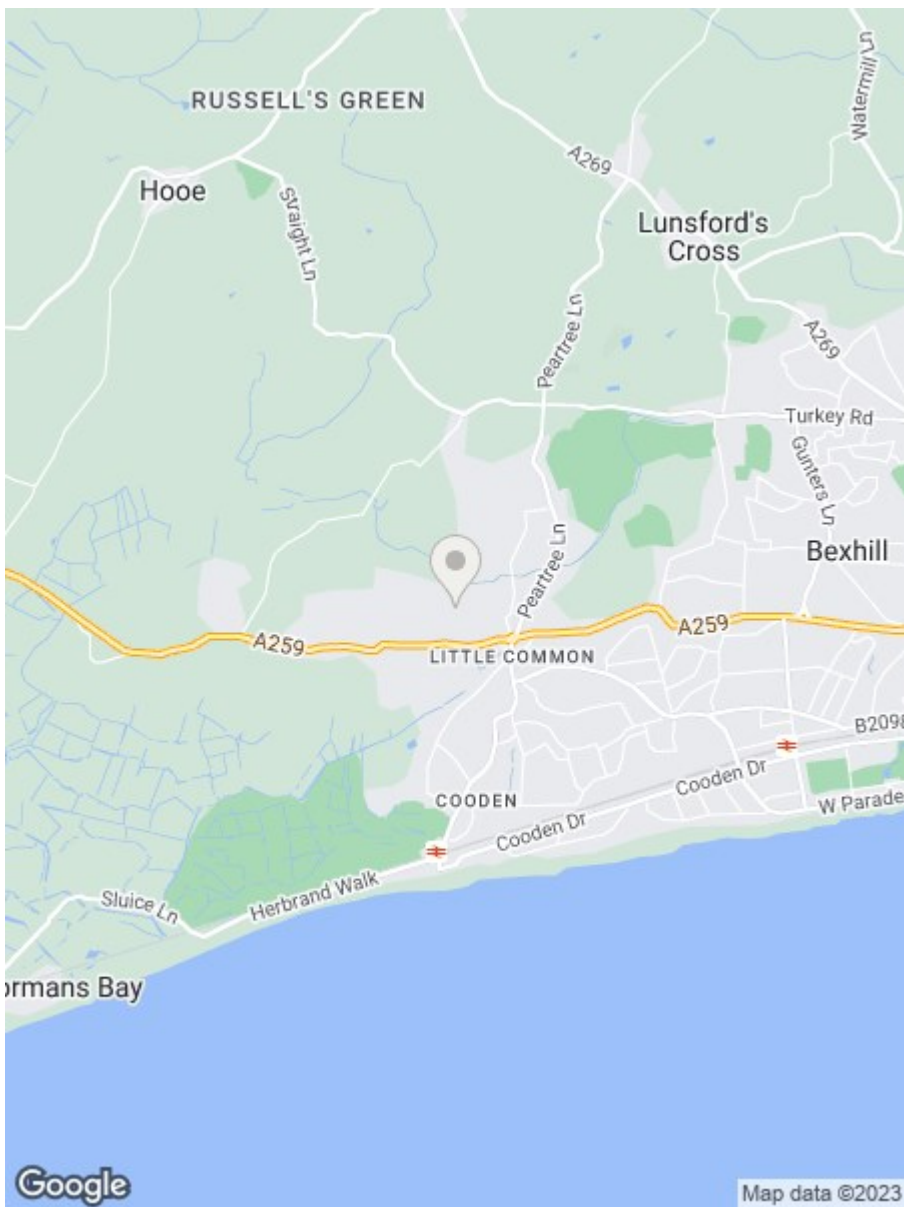
1ST FLOOR
697 sq.ft. (64.7 sq.m.) approx.



TOTAL FLOOR AREA : 1684 sq.ft. (156.4 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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