

RUSH
WITT &
WILSON



14 Luffield Drive, Bexhill-On-Sea, East Sussex TN39 4GD
Offers In Excess Of £499,995 Freehold

A beautifully presented four bedroom detached family house situated on the popular Rosewood Park estate in Little Common, built circa 2021 with five years remaining on the NHBC. Offering bright and spacious accommodation throughout the property comprises bay fronted living room, stunning open plan kitchen/dining room, downstairs wc, four double bedrooms with the main benefiting from an en-suite and additional modern family bathroom suite. Other internal benefits include gas central heating to radiators, double glazed windows and doors throughout. Externally the property boasts a low maintenance private front garden and a beautifully designed and landscaped private rear garden, driveway and carport where parking is available. Viewing comes highly recommended by Rush Witt & Wilson, Bexhill.



Entrance Porch

Entrance door, radiator, stairs leading to the first floor, understairs storage cupboard, radiator.

Lounge

18' x 11'7 (5.49m x 3.53m)

Double glazed bay fronted window to the front overlooking greenery and open woodland, double and single radiators.

Kitchen/Dining Room

19'4 x 14'3 (5.89m x 4.34m)

Dual aspect with double glazed windows to the rear and side elevations with additional double glazed French doors giving access onto the rear garden, modern fitted kitchen with range of matching wall and base units, laminate straight edge worktop surfaces, integrated electric oven and grill, integrated fridge and freezer, integrated dishwasher, sink with drainer and mixer tap, five ring gas hob with extractor canopy above, tiled splashbacks, two double radiators, utility cupboard with space and plumbing for washing machine and tumble dryer, recessed ceiling spotlights.

Cloakroom/WC

Suite comprising wc with low level flush, pedestal mounted wash hand basin with mixer tap, radiator.

First Floor

Landing

Access to loft space via a loft hatch, radiator, airing cupboard.

Bedroom One

14'3 x 14' (4.34m x 4.27m)

Double glazed windows to the front elevation overlooking stunning greenery and open woodland space, double radiator, built-in wardrobe cupboards with hanging space and shelving with mirrored opening doors.

En-Suite

Obscured double glazed window to the front elevation, modern suite comprising wc with low level flush, pedestal mounted wash hand basin with mixer tap, large walk-in shower cubicle with chrome wall mounted shower controls, shower attachment and showerhead, heated towel rail, part tiled walls.

Bedroom Two

18'6 x 10'6 (5.64m x 3.20m)

Dual aspect with double glazed windows to the front and rear elevations, two radiators, built-in wardrobe cupboards with mirrored doors, hanging space and shelving, access to additional loft space.

Bedroom Three

11'4 x 10'4 (3.45m x 3.15m)

Double glazed windows to the rear elevation, radiator.

Bedroom Four

10'4 x 8' (3.15m x 2.44m)

Double glazed window to the rear elevation, radiator.

Family Bathroom

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

Outside

Front of Property

Low maintenance front garden laid with artificial grass, driveway providing off road parking for multiple vehicles, carport.

Rear Garden

Beautifully landscaped and well designed by the current vendors with a patio area suitable for alfresco dining, area of artificial grass , enclosed to all sides with fencing offering privacy and seclusion, side access is available.

Agents Note

Council Tax Band - F

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. **Particulars:** These particulars are not an offer or contract,

nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. **Photos, Videos etc:** The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. **Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. **VAT:** The VAT position relating to the property may change without notice.

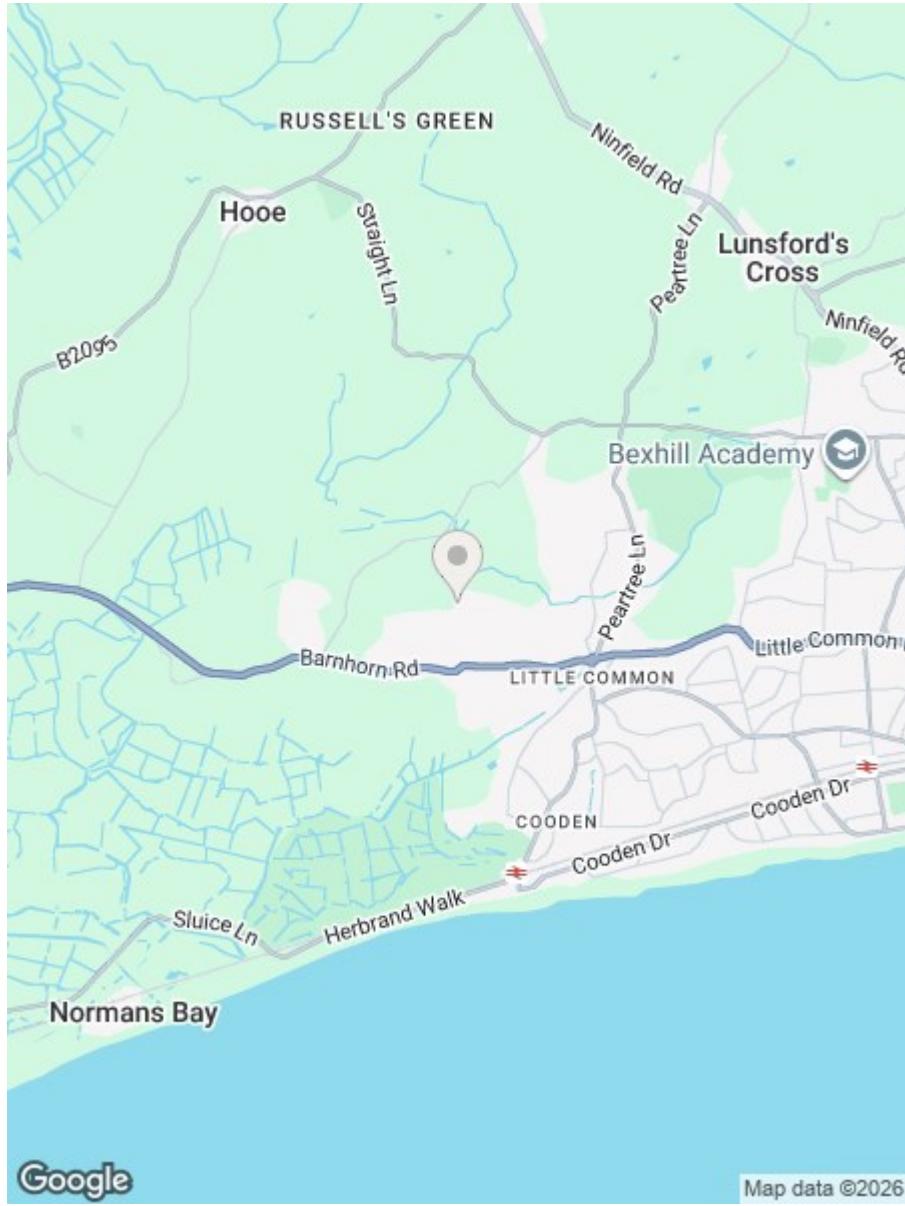
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>





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.

Made with Metropix ©2026



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(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 (CO₂) 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	