

**RUSH  
WITT &  
WILSON**



**6 Woodcote Way, Bexhill-On-Sea, East Sussex TN39 4GP  
£385,000**

**A three bedroom semi-detached house, situated in this sought after residential location of Rosewood Park Bexhill, built approximately in 2021. Beautifully presented throughout, comprising bay fronted living room, kitchen/dining room, downstairs cloakroom, three bedrooms, with the master bedroom benefiting from en-suite, modern family bathroom. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout. Externally the property boasts private front and rear gardens, off road parking and a carport. Viewing comes highly recommended by RWW Sole Agents. Council Tax Band D.**



**Entrance Hall**

With entrance door, radiator, hanging space.

**Downstairs Cloakroom**

Comprising wc with low level flush, pedestal mounted wash hand basin with mixer tap and radiator, tiled splashbacks.

**Living Room**

18'7" x 12'2" (5.68 x 3.72)

Double glazed bay window to the front elevation, two radiators, under stairs storage space.

**Inner Hall**

With stairs leading to first floor.

**Kitchen/Dining Room**

15'5" x 9'10" (4.72 x 3.00)

Modern fitted kitchen with a range of matching wall and base level units with laminate straight edge worktop surfaces, sink with drainer and mixer tap, integrated electric oven with four ring gas hob and extractor canopy above, integrated fridge and freezer, integrated dishwasher, integrated washing machine, double glazed windows overlooking the rear garden, glass panelled French doors giving access onto the rear, double radiator.

**First Floor Landing**

Access to loft space via loft hatch, airing cupboard with slatted shelving.

**Bedroom One**

10'7" x 10'5" (3.23 x 3.19)

Double glazed windows overlooking the rear rear elevation, radiator, built in wardrobe cupboards with sliding doors.

**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, part tiled walls, radiator, obscured double glazed windows to the rear elevation.

**Bedroom Two**

12'7" x 8'3" (3.86 x 2.53)

Double glazed windows to the front elevation, radiator.

**Bedroom Three**

7'6" x 7'2" (2.30 x 2.20)

Double glazed windows to the front elevation, radiator.

**Bathroom**

Modern suite comprising wc with low level flush, pedestal mounted wash hand basin with mixer tap, panelled bath with chrome mixer tap and wall mounted controls, shower attachment and showerhead, heated towel rail, part tiled walls.

**Outside****Front Garden**

Low maintenance front garden, driveway with carport providing off road sheltered parking.

**Rear Garden**

Mainly laid to lawn, beautifully established with mature shrubs and plants of various kinds, patio area, raised decking area suitable for alfresco dining, enclosed to all sides, side access is available, greenhouse, garden shed.

**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  
604 sq.ft. (56.1 sq.m.) approx.

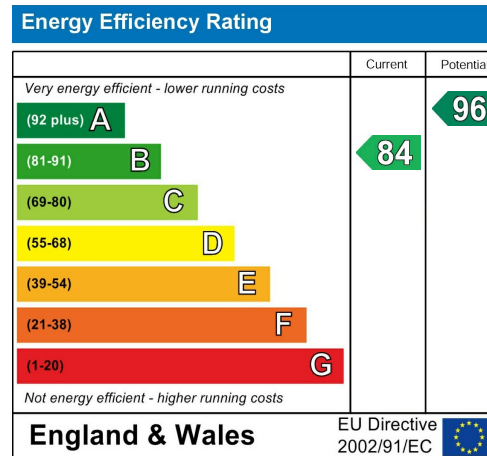
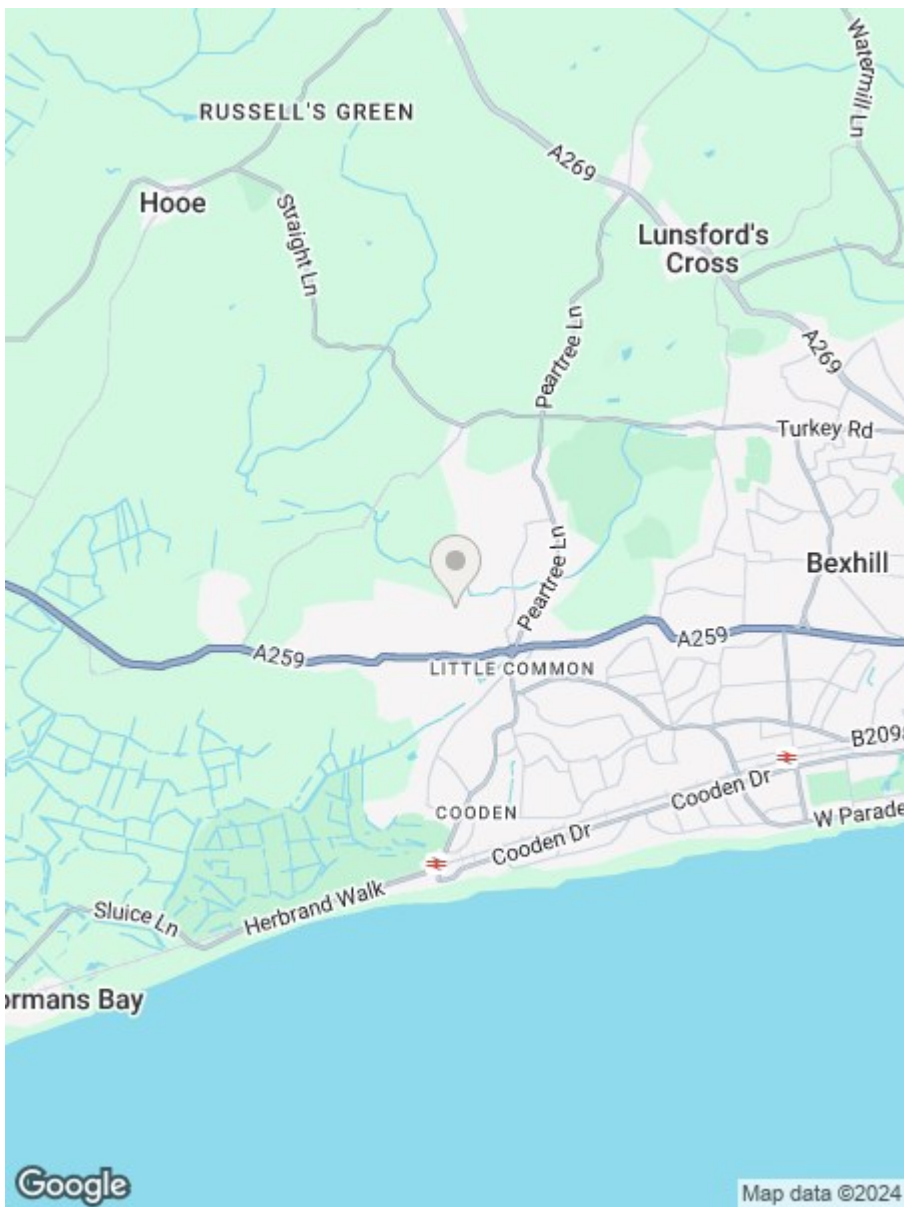
1ST FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 1027 sq.ft. (95.4 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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