

**RUSH  
WITT &  
WILSON**



**14 Luffield Drive, Bexhill-On-Sea, East Sussex TN39 4GD**  
**Guide Price £465,000 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.**

**\*GUIDE PRICE £465,000-£475,000\***



### **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.

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

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GROUND FLOOR  
749 sq.ft. (69.6 sq.m.) approx.

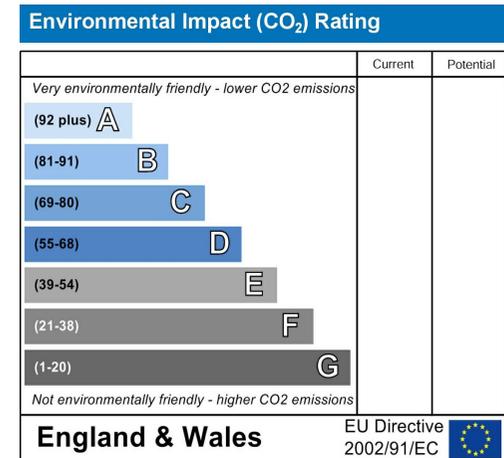
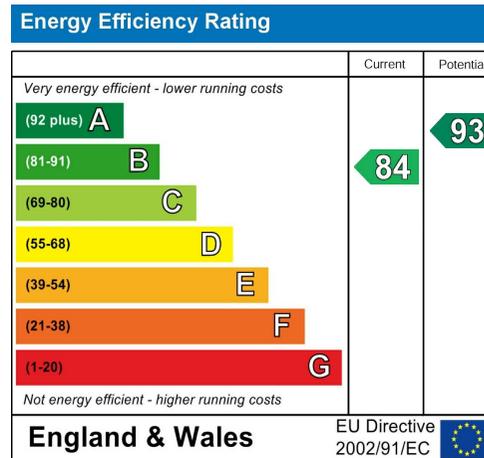
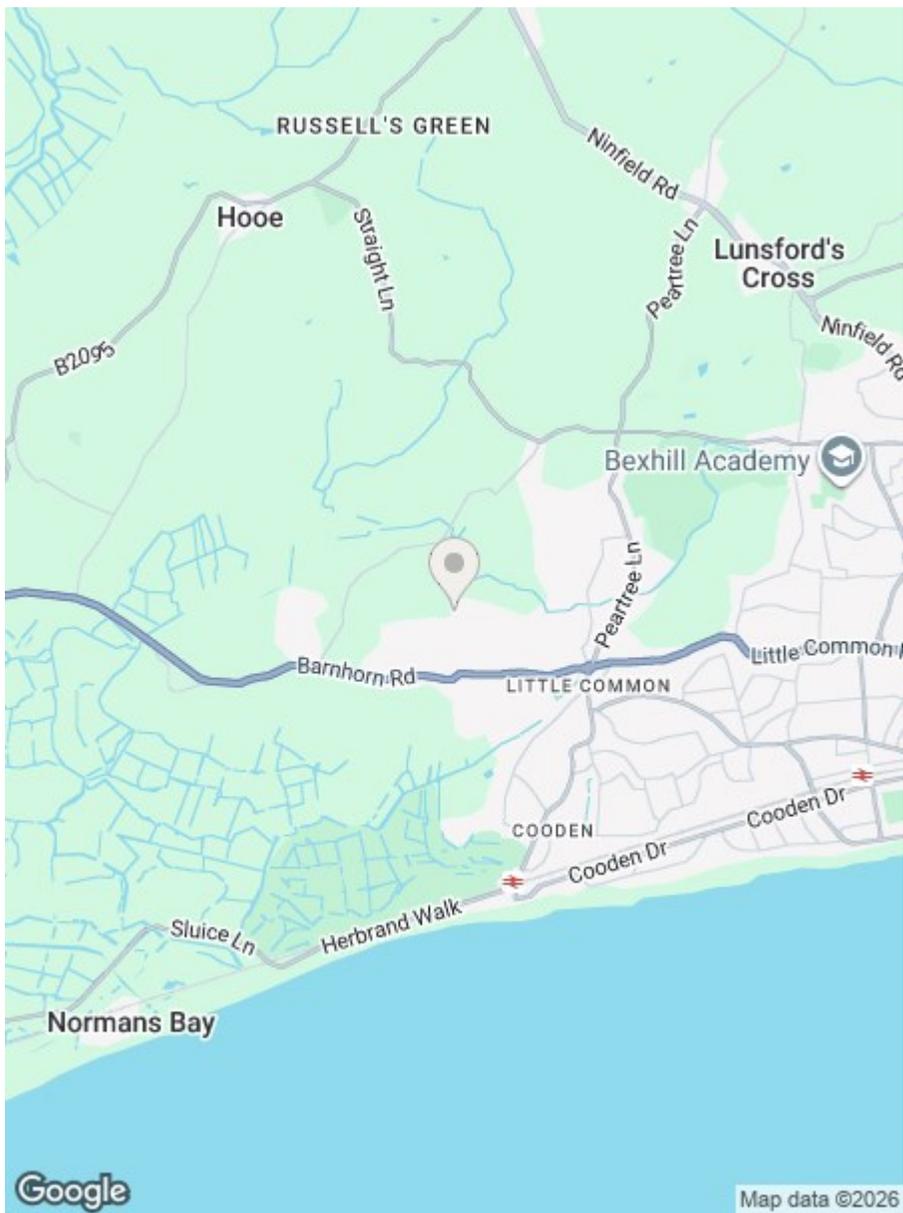
1ST FLOOR  
743 sq.ft. (69.0 sq.m.) approx.



TOTAL FLOOR AREA : 1491 sq.ft. (138.6 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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