

RUSH
WITT &
WILSON



26 Brooklands Road, Bexhill-On-Sea, East Sussex TN39 4FQ
£335,000

A newly constructed end of terraced house, ideally located in the brand new and highly sought after 'Rosewood Park' development in Little Common. Offering bright and spacious accommodation throughout, the property comprises three double bedrooms, living room, modern fitted kitchen/breakfast room, downstairs w/c & family bathrooms. Externally, the property boasts off road parking for multiple vehicles and well maintained, enclosed rear garden. Viewing comes highly recommended by Rush, Witt & Wilson, Bexhill.



Entrance Hallway

With obscured glass entrance door, stairs to first floor, radiator.

Living Room

14'5" x 11'6" (4.40 x 3.51)

Dual aspect with double glazed windows to the front and side elevation, radiator.

Kitchen/Breakfast Room

15'1" x 10'0" (4.61 x 3.07)

Double glazed window to the rear elevation, radiator, modern fitted kitchen with a range of matching wall and base level units, with laminate straight edge work top surfaces, one and half bowl sink with drainer & mixer tap, integrated fridge & freezer, integrated dishwasher, integrated electric oven with four ring gas hob and extractor canopy above, under cabinet lighting and recessed ceiling spotlights.

Lobby/Utility

With door leading to rear garden.

Downstairs W/C

Suite comprising w.c low level flush, peddle stall mounted wash hand basin with mixer tap.

First Floor Landing

With access to loft space via loft hatch.

Bedroom One

15'1" x 12'2" (4.60 x 3.71)

Two sets of double glazed windows to the front elevation, radiator, built in wardrobe cupboards.

Bedroom Two

14'0" x 7'8" (4.27 x 2.34)

Double glazed window to rear elevation, radiator.

Bedroom Three

10'2" x 6'11" (3.12 x 2.12)

Double glazed window to rear elevation, radiator.

Family Bathroom

Suit comprising w.c low level flush, peddle stall mounted wash hand basin and mixer tap, panelled bath with chrome controls & additional chrome shower attachment, chrome heated towel rail, double glazed window to side elevation, tiled splashbacks.

Outside**Off Road Parking**

Driveway to the side, providing off road parking for multiple vehicles.

Rear Garden

Well maintained rear garden, comes mainly laid to lawn with patio area suitable for 'Alfresco' dining, enclosed to all sides, side gate giving access onto the front.

Agents Notes

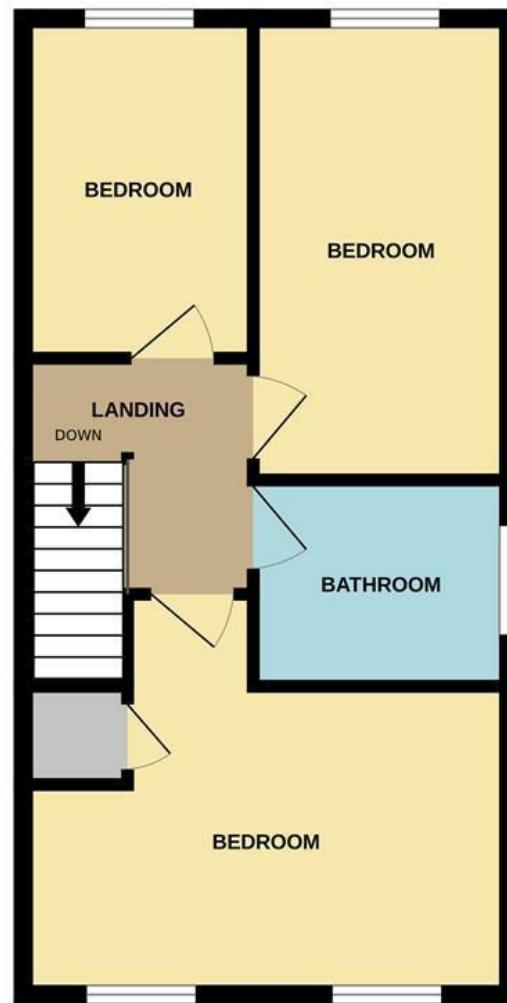
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



GROUND FLOOR
446 sq.ft. (41.4 sq.m.) approx.



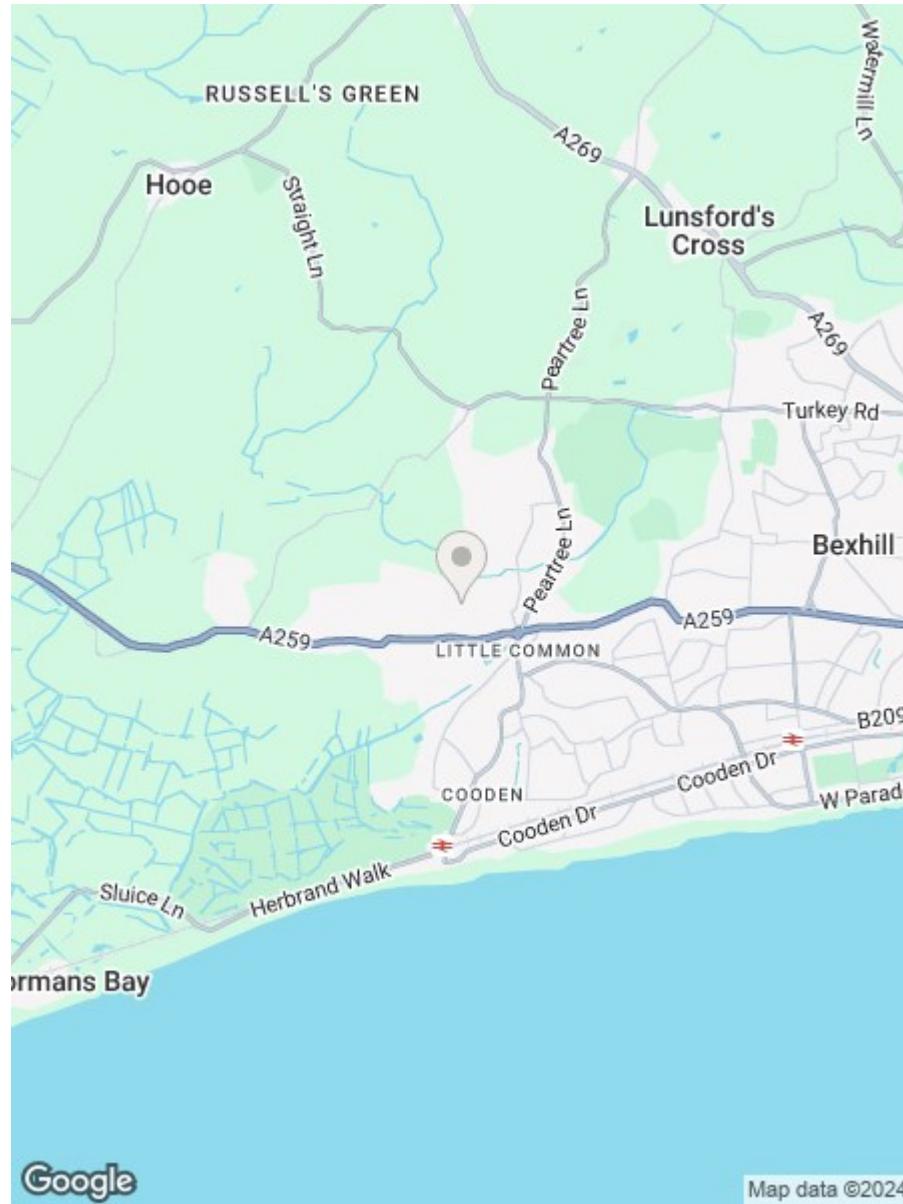
1ST FLOOR
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA: 891 sq.ft. (82.8 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		96
(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	