




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£645,000 Cascades Way, Bexhill-on-Sea TN39 4FW
🛏️ 5 Bedroom 🚿 3 Bathroom 🛋️ 3 Reception



AT A GLANCE...

Bexhill Estates are delighted to offer for sale this outstanding detached house. Situated on the popular Rosewood Park development in Little Common, West Bexhill. The house boasts bright and versatile accommodation which includes; On entering the property the welcoming and particularly impressive reception hall leads through to the generously proportioned kitchen/family room offering a range of matching wall units, base units finished with Quartz work surfaces. The kitchen is fully equipped with integrated appliances which include a dishwasher, a fridge/freezer, eye-level double oven and a 5-ring gas hob. The kitchen/family room benefits further from a large walk-in storage room and provides ample space for dining room furniture and a feature bay window with double doors opening out to the rear garden. Off of the kitchen can be found a separate utility room housing the wall-mounted boiler, working surfaces with an inset sink, space for appliances, and access to the driveway. Furthermore, the ground floor offers a formal dining room, a spacious lounge with a feature fireplace and double doors opening out to the rear garden and a third reception room, currently used as a study. In the center of the reception hall, there is an imposing staircase that leads up to the stunning, split-level galleried landing, we consider this to be a real feature of this property. The master suite hosts a dual aspect double bedroom, a dressing room with extensive built-in wardrobes and a four-piece en-suite bathroom. There are two further double bedrooms, both with access to a 'Jack & Jill' en-suite shower room, two additional double bedrooms and a four-piece family bathroom suite. Furthermore, the property benefits from a ground floor cloakroom, off-road parking, a double garage with power & light and the remainder of an NHBC certificate.



Key Features:

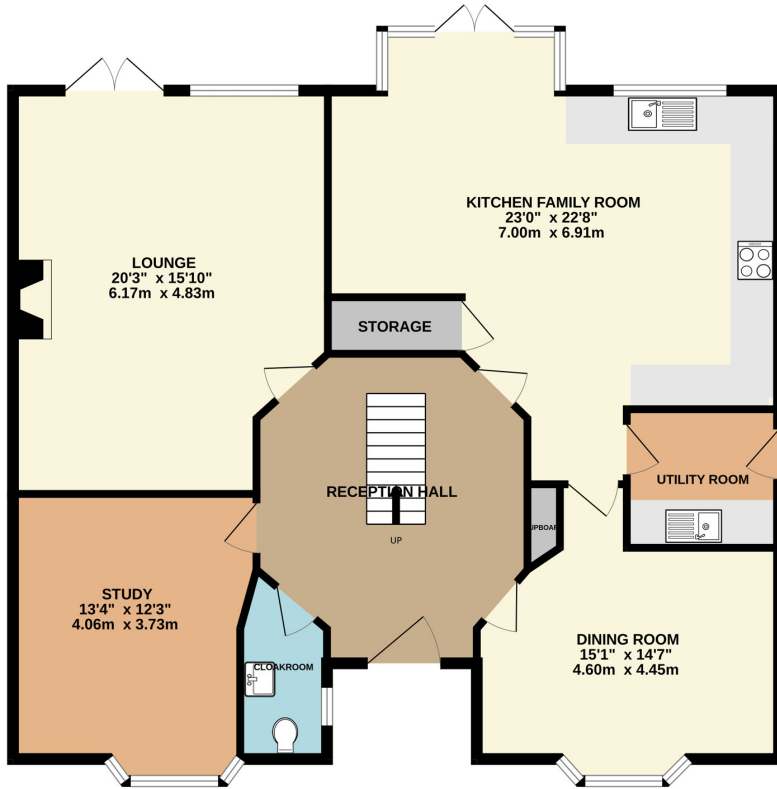
- Substantial Detached House
- Three Bathrooms
- Double garage & Off Road Parking
- Stunning Reception Hall & Galleried Landing
- Five/Six Bedrooms
- Impressive Master Suite
- Popular Little Common Location
- Remainder Of NHBC

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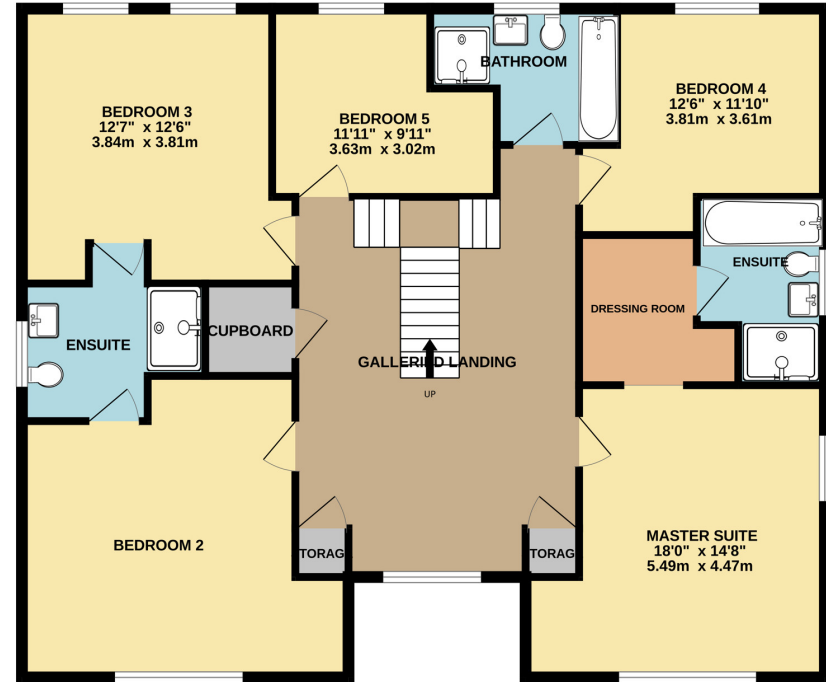
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GROUND FLOOR
1288 sq.ft. (119.7 sq.m.) approx.



1ST FLOOR
1309 sq.ft. (121.6 sq.m.) approx.



TOTAL FLOOR AREA : 2597 sq.ft. (241.3 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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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	86	91
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Outside

There is a low maintenance front garden and off-road parking for two vehicles. The double garage has two separate openings and benefits from both power & light.

The rear garden is predominantly laid to lawn with a raised Indian sandstone patio area, ideal for alfresco dining.

Location

Situated on the outskirts of the sought-after Village of Little Common, offering a range of independently owned 'Day-to-Day' shops, Doctors' surgery, Dentist, and a Tesco Express. You will find regular Bus services into Bexhill, Hastings & Eastbourne and Cooden Beach train station is just 1.7 miles away with regular services into Hastings Eastbourne, Brighton, Gatwick, and London Victoria. The closest Primary School is Little Common Primary School currently rated as 'Outstanding' on the latest Ofsted report.

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