



BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

16 Levetts Wood, Bexhill-on-Sea, East Sussex TN39
£570,000 4GB
4 Bedroom 2 Bathroom 2 Reception



AT A GLANCE...

Bexhill Estates are delighted to present this very impressive detached house, that has been maintained to a very high standard by its current owners. Situated in a secluded position in the popular Rosewood Park development in Little Common, West Bexhill, the property is positioned to benefit from a pleasant and leafy outlook to the front. This deceptively spacious home boasts substantial accommodation comprising inviting reception hall, leading into a light and generous kitchen/family room overlooking the landscaped rear garden, which is the heart of the home. The kitchen has excellent range of wall mounted and under worksurface cupboards and range of integral appliances. The kitchen/family room leads into the utility room and also provides ample space for dining room furniture, with feature bay window and double doors opening out to the rear. The ground floor also features impressive living room, study/snug and cloakroom/w.c.

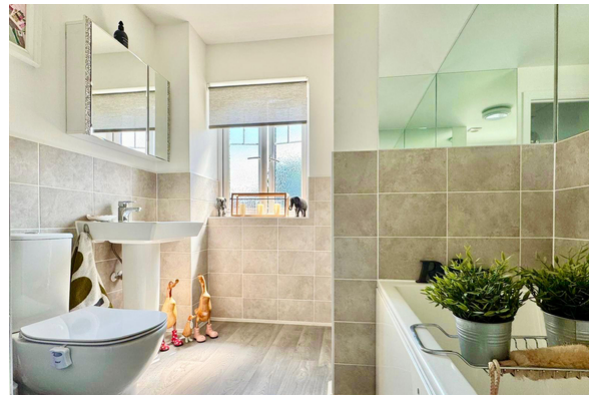
To the first floor the light and galleried landing leads to four generous bedrooms, with bedroom one boasting built in wardrobes and en-suite shower room/w.c. and the contemporary family bathroom with full size bath makes the perfect place to unwind.

Additional benefits include excellent storage throughout, gas central heating, double glazing and remainder of a 10 year new build guarantee. In addition there is off road parking to the front, leading to the garage with light and power. The contemporary landscaped rear garden, provides the perfect back drop to this modern family home.

An early inspection is highly recommended to avoid disappointment and to fully appreciate all this stunning property has to offer.

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Sussex, TN39 4GB

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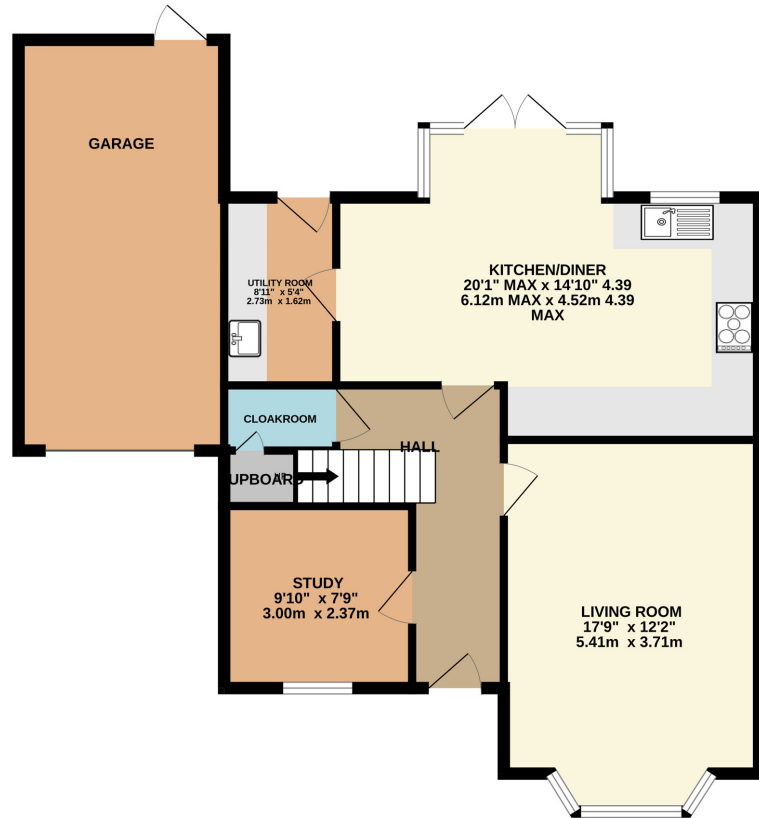


Key Features:

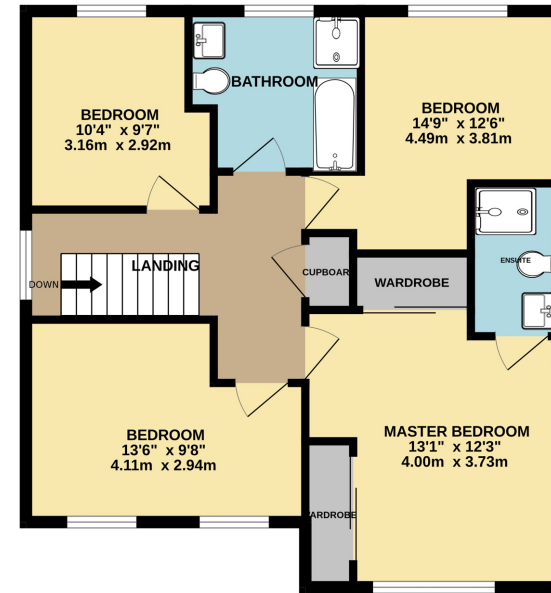
- Immaculate Detached House
- Immaculate Throughout
- Two Bathrooms
- Contemporary Landscaped Garden
- Four Bedrooms
- Close To Little Common Village
- Study and Utility Room
- Off Road Parking & Garage


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GROUND FLOOR
875 sq.ft. (81.3 sq.m.) approx.



1ST FLOOR
656 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA : 1531 sq.ft. (142.2 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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		85	93
		EU Directive 2002/91/EC	

EXTERIOR

To the front there is a private and attractive front garden being mostly laid to lawn, with low level hedging and colourful planting, off road parking and access to the garage via up and over door.

To the rear, the garden has been thoughtfully landscaped to create a low maintenance and tranquil area to relax and enjoy, and offers the perfect spot for alfresco dining and entertaining, in the warmer months. The rear garden includes many pleasant features including white rendered raised beds, architectural planting, various patio and seating areas, spectacular water feature and area of artificial turf.

LOCATION

Situated in the sought after development of Rosewood Park, on the outskirts of the 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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