



14 Cascades Way, Bexhill-on-Sea, East Sussex, TN39 4FW

An Immaculate Four Bed Family Home In Peaceful Location £569,950 - Freehold



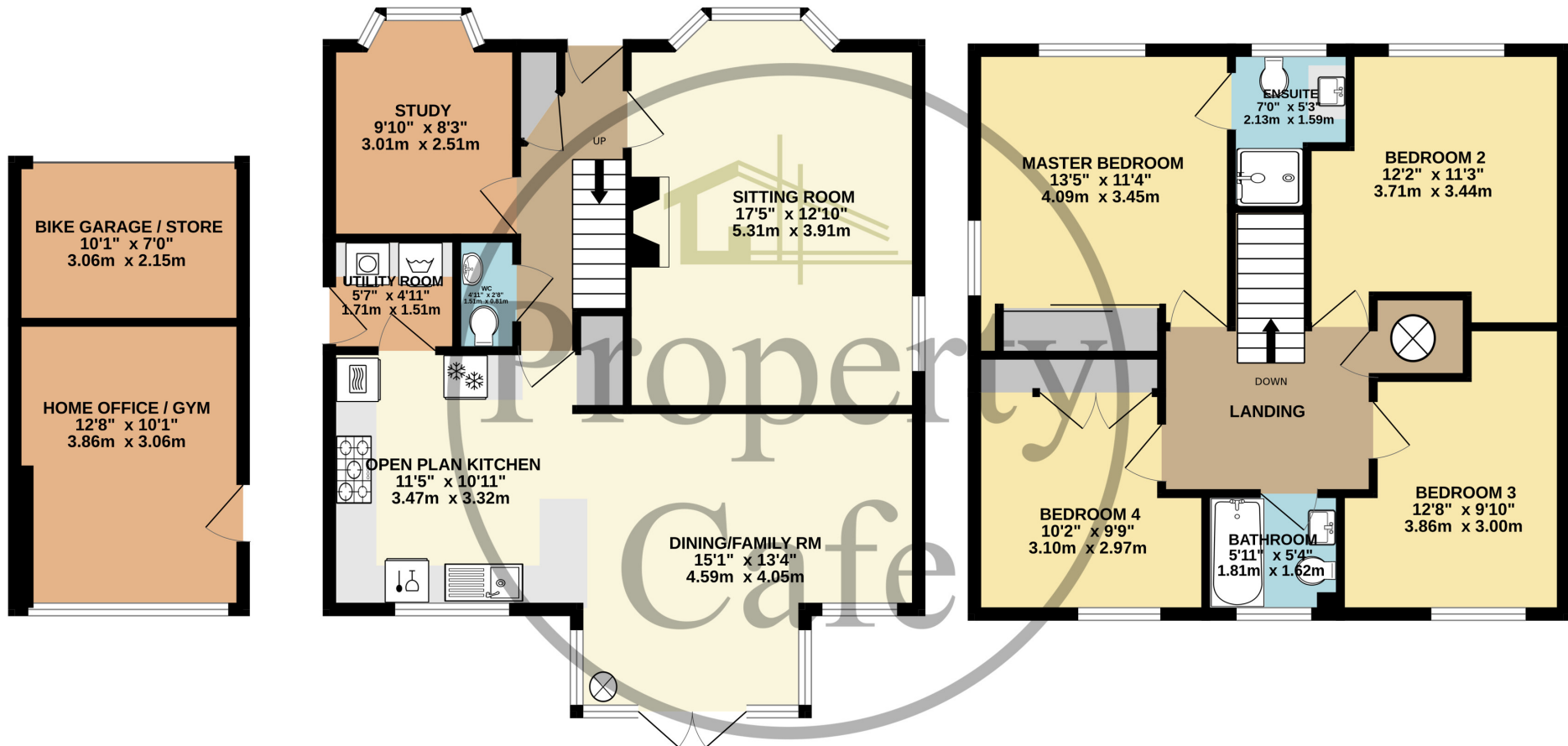


A modern & immaculately presented four bedroom detached house situated in a peaceful cul-de-sac location opposite protected woodlands. The property forms part of the highly sought after 'Rosewood Park' development located within easy reach of Little Common Village that offers an array of shops, amenities and excellent primary school. The accommodation immaculately presented throughout with benefits that include: A well presented inner entrance hall, a bay fronted dual aspect lounge, a study/hobbies room, a stunning 28ft kitchen/diner/family room with built-in appliances, a separate utility room and ground floor cloakroom/WC. On the first floor there are four good size double bedrooms, master bedroom with an en-suite shower room, three additional bedrooms and modern family bathroom. Outside the property has off road parking for x2 cars, a converted garage offering both a bike store/garage to the front. To the rear there is a good size home office gym overlooking a beautifully maintained & landscaped West facing garden with full width patio area, a garden kitchen area, brick built BBQ and a central lawn, various patio areas and well stocked flower borders offering all year round interest. For additional details or to arrange to view please contact our Bexhill Sales Team on 01424 224488.



GROUND FLOOR
890 sq.ft. (82.7 sq.m.) approx.

1ST FLOOR
643 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA : 1533 sq.ft. (142.4 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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Bedrooms: 4
Receptions: 2
Council Tax: Band E
Parking Types: None.
Heating Sources: Central. Gas.
Electricity Supply: Mains Supply.
EPC Rating: B (85)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: Level access.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	85	
(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		



Four Good Size Double Bedrooms * Dual Aspect Family Lounge With Fireplace * Full Width Open Plan Kitchen - Diner/Family Room
 * Ground Floor Study / Hobbies Room * Ground Floor W.C / Cloakroom * Bright & Spacious Hall & Landing * Master Bedroom With
 En-Suite Shower * Well Presented Modern Family Bathroom * Highly Efficient Gas Fired Central Heating * Fully Equipped Modern
 Open Plan Kitchen * Separate Utility Room With Side Door * Landscaped West Facing Rear Garden * Part Converted Garage (Home
 Office Gym) * Off Road Parking (x2 Cars) * Useful Bike Store/Garage *





The property is situated within walking distance to Little Common Village which is fortunate to have an excellent range of shops and amenities serving the local residents. Within the village itself you will discover all the shops you may need on a daily basis, most are independently owned and have been in existence for many years along with a late opening Tesco express.

There is also a Doctors surgery, dentist, local pub, restaurants, pharmacy & post office. There is a regular bus services to Eastbourne and Hastings. Cooden mainline railway station is only short distance away providing direct routes in to Gatwick & central London. There is also a local primary school within the village and secondary Schools a short distance away in Bexhill.

- Beautifully Presented Detached Family Home
 - Four Good Size Double Bedrooms
- Dual Aspect Family Lounge With Fireplace
- Full Width Open Plan Kitchen - Family Room
 - Ground Floor Study / Hobbies Room
 - Ground Floor W.C / Cloakroom
 - Bright & Spacious Hall & Landing
- Master Bedroom With En-Suite Shower
- Well Presented Modern Family Bathroom
 - Remaining New Build Guarantees
- Highly Efficient Gas Fired Central Heating

- Fully Equipped Modern Open Plan Kitchen
 - Separate Utility Room With Side Door
- Landscaped West Facing Rear Garden
- Part Converted Garage (Home Office Gym)
 - Off Road Parking (x2 Cars)
 - Useful Bike Store/Garage
- Modern & Sought After Development
- Located On The Outskirts Of Little Common Village
 - Viewing Highly Recommended.
- Peaceful Location Opposite Protected Woodlands