



12 Levetts Wood, Bexhill-on-Sea, East Sussex, TN39 4GB

Immaculate Five Bedroom Detached Family Home In An Exclusive Position - Offer In Excess Of £650,000 - Freehold





Property Cafe are delighted to present to the market this exceptional five bedroom detached family home in an exclusive position with 'Rosewood Park' overlooking wooded areas. Accommodation and benefits include; A bright & airy entrance hall; Spacious dual aspect lounge with french doors leading onto the garden; Separate dining room great for entertaining or family occasions; Open plan kitchen/family room the modern way of living and ideal for families. The kitchen boasting ample cupboard & worktop space in addition to an array of integrated appliances including, double oven, electric hob, fridge/freezer and dishwasher; Separate utility room including an additional sink and integrated washing machine. Upstairs comprises of a master & 2nd bedroom both offering fitted wardrobes and a generous en-suite shower room; A further two double bedrooms with fitted wardrobes and finally a fifth single bedroom/ideal home office; Modern fitted family bathroom consisting of a bath, separate double walk-in shower cubicle, wash basin & WC. Externally this fantastic home benefits from a landscaped private rear garden with multiple patio & seating areas as well as two manageable lawns; A substantial double garage with power and off-road parking for two cars. The property is offered for sale in immaculate condition throughout having been finished to a high standard and well maintained during the current owners tenure; Having only had one owner to date and being extremely energy efficient. We recommend you view at your earliest convenience.

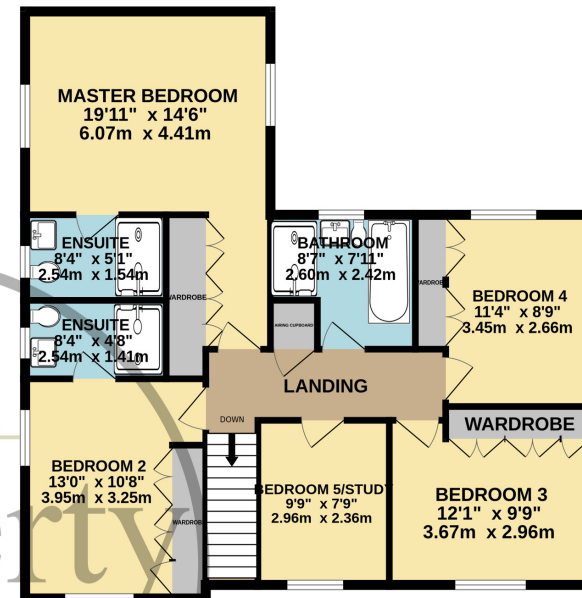
Location - The property is situated in a very unique & exclusive position of the 'Rosewood Park Development' in Little Common, Bexhill boasting a pleasant outlook on to greenery and wooded areas; Walking distance to the village offering an array of local attractions, amenities and excellent schools in particular Little Common Primary currently boasting an outstanding Ofsted rating. A short distance to Bexhill town centre which offers an excellent range of independent shops and amenities serving the local residents, the superb De La Warr Pavilion regularly featuring bands, shows and international artists. You will find all the general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years, an excellent Doctors surgery & dentist, vibrant local pubs and restaurants, a pharmacy & post office. There are regular bus services close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.



GROUND FLOOR
1380 sq.ft. (128.2 sq.m.) approx.



1ST FLOOR
914 sq.ft. (84.9 sq.m.) approx.



TOTAL FLOOR AREA : 2295 sq.ft. (213.2 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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Bedrooms: 5
Receptions: 3
Council Tax: Band F
Council Tax: Rate 3686.72
Parking Types: Driveway. Garage.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: B (86)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: Wide doorways.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	86	
(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		



At The Property Cafe we believe it important to give clear and straight forward advice to both buyers and sellers alike and whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person. With this in mind we have developed a unique lounge style environment which allows you the time to discuss your requirements with us and enjoy your property search in comfort. Our trained consultants will be on hand to assist you with any questions you may have. We very much believe in giving accurate viewing feedback to our clients after each viewing so would ask you to call us with your feedback as soon as convenient.





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- Substantial Five Bedroom Detached Family Home For Sale
- Exclusive & Unique Position Mainly Overlooking Greenery & Wooded Areas
 - Open Plan Kitchen/Family Room
 - Family Bathroom & Two En-Suites
 - Utility Room
- Master Bedroom With Fitted Wardrobes & En-Suite
- Detached Double Garage & Off-Road Parking
 - Landscaped Rear Gardens
 - Sought After Little Common Location
 - Viewing Highly Recommended