



  
**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

14 Woodcote Way, Bexhill-on-Sea, East Sussex TN39  
**£360,000** <sup>4GP</sup>  
🛏️ 3 Bedroom    🚿 2 Bathroom    🪑 1 Reception



# AT A GLANCE...

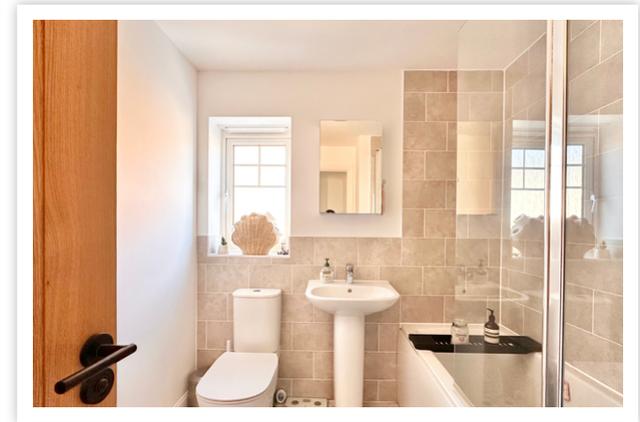
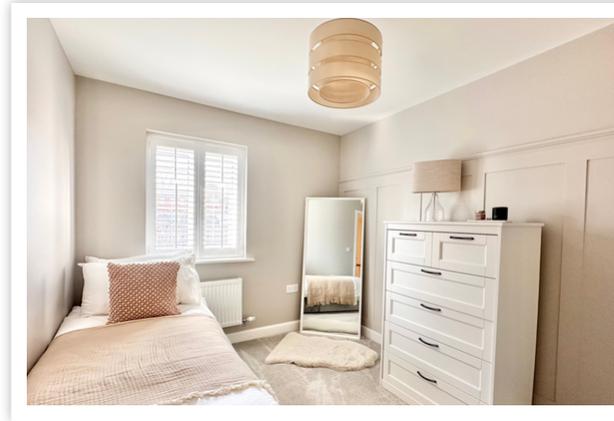
Stunning Semi-Detached Home on the Popular Rosewood Park Development, Little Common!

This beautifully presented semi-detached house, built in 2021, is located in the sought-after Rosewood Park Development in Little Common. Combining modern design with thoughtful enhancements, the property offers spacious and stylish accommodation throughout. Situated within a family-friendly setting, Rosewood Park features green recreation areas and play parks. The property is just a mile from the amenities of Little Common Village, an Ofsted-rated outstanding primary school, and excellent transport links.

The ground floor comprises an entrance hall leading into a light and airy living room with an attractive bay window and inset fireplace. The kitchen/diner boasts matching wall and base units, Kamdean flooring, and integrated appliances including a fridge/freezer, dishwasher, oven, hob, with space for a washer/dryer. French doors open onto the rear garden and there is plenty of space for a table and chairs. A cloakroom and under-stairs storage cupboard complete the ground floor.

Upstairs, the master suite features fitted wardrobes and a modern en-suite shower room. There is a further double bedroom with fitted wardrobes, a single bedroom, and a contemporary family bathroom.

Externally, the property benefits from a low-maintenance rear garden and off-road parking for two vehicles. To fully appreciate everything this exceptional property has to offer, an early viewing is highly recommended!



## Key Features:

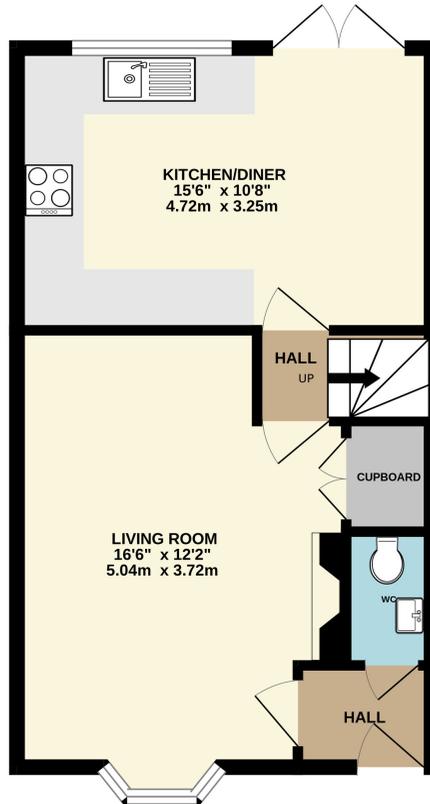
- Modern Semi-Detached House
- Three Bedrooms
- Off Road Parking For Two vehicles
- Low Maintenance Gardens
- Built In 2021
- Two Bathrooms
- Popular Rosewood Park Development
- Close To Ofsted Outstanding Primary School

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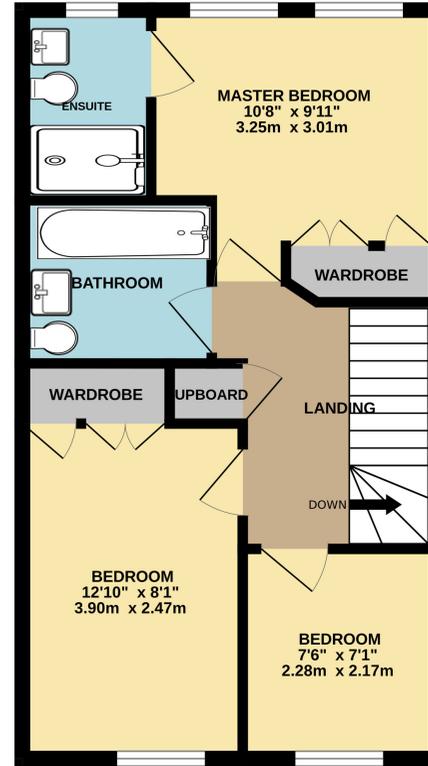
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GROUND FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR  
439 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 858 sq.ft. (79.8 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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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
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		<b>96</b>
(81-91)	<b>B</b>	<b>84</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

### Exterior

There is a small area of garden to the front of the property and off-road parking for two vehicles to the side of the property.

The rear garden is predominantly laid to lawn and low-maintenance. There is a patio where you can enjoy alfresco dining, a garden shed and gated access to the driveway.

### 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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