



BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£650,000 20 Clervaux Close, Bexhill On Sea TN39 4FX
Offers Over 5 Bedroom 3 Bathroom 3 Reception



AT A GLANCE...

An outstanding detached house that has been upgraded to a very high standard by its current owners. Situated in a private position in the popular Rosewood Park development in Little Common, West Bexhill. The house sits in a position to benefit from a pleasant outlook of neighbouring fields adjacent to the front of the property and boasts substantial accommodation that includes: An inviting reception hall leads into a spacious kitchen/family room, which is furnished with matching wall and base cabinets with under cabinet lighting. You will find integrated appliances including: A dishwasher, fridge/freezer, an 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 and double doors opening out to the rear garden. In addition to the kitchen, there is a separate utility room with a wall-mounted boiler, work surfaces with an inset sink, space for appliances, and access to the driveway and garage. The ground floor also features a separate dining room and an impressive dual aspect living room with an inset flame effect fireplace. It also features double doors leading to the rear garden. The stunning, split-level galleried landing is accessible via an imposing staircase and is one of the defining features of this home. The master suite hosts a dual aspect double bedroom, a dressing room with extensive built-in wardrobes and a four-piece en-suite. 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. Additional benefits include a ground floor cloakroom, off-road parking, a double garage with power & light and the remainder of an NHBC certificate.

20 Clervaux Close, Bexhill On Sea, East
Sussex, East Sussex, TN39 4FX

 5 Bedroom  3 Bathroom  3 Reception

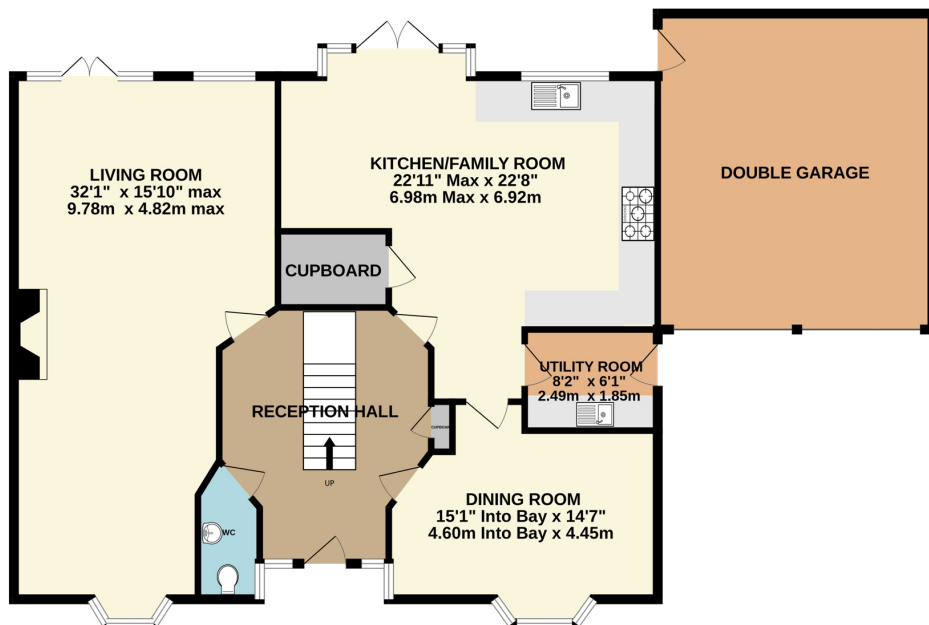


Key Features:

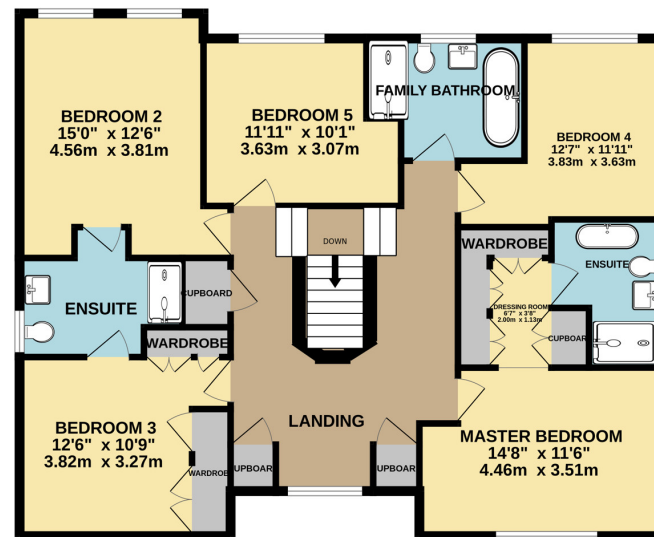
- An Outstanding Detached House
- Three Bathrooms
- Impressive Kitchen Family Room
- Energy Efficiency Rating B
- Five Double Bedrooms
- Landscaped South-Facing Rear Garden
- Double Garage & Off-Road Parking
- Modern Fixtures & Fittings


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GROUND FLOOR
1519 sq.ft. (141.1 sq.m.) approx.



1ST FLOOR
1121 sq.ft. (104.2 sq.m.) approx.



TOTAL FLOOR AREA : 2640 sq.ft. (245.3 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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		EU Directive 2002/91/EC	

OUTSIDE -

The front of the property provides off-road parking for two vehicles in front of the double garage. There is an area of private garden to the front of the property and side access if available to the rear garden. The front of the house is adjacent to a large area of lawn and has views of the countryside.

The rear garden is south-facing and landscaped to an incredibly high standard. There is an area of lawn, established planted shrubs and trees, raised flower beds, as well as a stunning water feature, a large timber-framed gazebo with feature app-controlled lighting ideal for alfresco dining. There is also access into the double garage.

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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