



9 Stowe Drive, Bexhill-on-Sea, East  
Sussex TN39 4GL





## PROPERTY DESCRIPTION

A recently constructed and well presented three bedroom townhouse situated on the periphery of the 'Rosewood Park' development which is within easy reach of Little Common Village and its array of shops, cafe's, amenities and 99 bus route. The accommodation is arranged over three floors and comprises; entrance hall, cloakroom/WC, lounge with double doors leading to the garden and a contemporary kitchen/breakfast room. On the first floor there are two bedrooms and a family bathroom and on the second floor is the spacious dual aspect master bedroom with en-suite. Outside the house has a good size rear garden, off road parking and garage with rear access. Other benefits include HIVE heating and easy access the playpark and green space within the community.

EPC - B.

## FEATURES

- Recently Constructed Townhouse
- Garage & Off Road Parking
- Three Double Bedrooms
- Sought After Rosewood Park Development
- Short Distance To Little Common Village
- Lounge With Double Doors Leading To The Garden
- Good Size Rear Garden
- Spacious Dual Aspect Master Bedroom With En-Suite Shower Room
- Remainder Of 10 Year Guarantee
- Council Tax Band - D







## ROOM DESCRIPTIONS

### Entrance Hall

Accessed via UPVC front door, radiator, stairs rising to the first floor.

### Cloakroom/WC

Low level WC, corner wash hand basin with mixer tap and tiled splashback, radiator, extractor fan.

### Kitchen/Breakfast Room

10' 5" x 8' 0" (3.17m x 2.44m) Double glazed window to the front, spotlights, a modern fitted kitchen comprising; a range of working surfaces with inset sink and drainer unit with mixer tap, inset four ring induction hob with stainless steel extractor fan over, a range of matching wall and base cupboards with deep pan drawers, built-in appliances including; dishwasher, washer/dryer, fridge/freezer and eye level electric oven, cupboard housing wall mounted gas fired boiler, radiator, space for breakfast table.

### Lounge

15' 1" x 14' 3" (4.60m x 4.34m) Double glazed windows and double doors to the rear with the latter leading to the garden, spotlights, two radiators, under-stairs cupboard.

### First Floor Landing

Two good size storage cupboard.

### Bedroom Two

13' 0" x 8' 4" (3.96m x 2.54m) Double glazed window to the front, alcove for wardrobes, radiator.

### Bedroom Three

11' 10" x 8' 4" (3.61m x 2.54m) Double glazed window to the rear, four door wardrobes with hanging space, radiator.



### Bathroom

Double glazed window to the front, extractor fan, a modern four piece suite comprising; low level WC, wash hand basin with mixer tap, panelled bath with mixer tap and fully tiled shower cubicle, heated ladder style towel rail.

### Inner Hall

Double glazed window overlooking the garden, under-stairs storage area, stairs rising to the second floor.

### Master Bedroom

18' 5" x 15' 1" max (5.61m x 4.60m max) Double glazed window to the front and velux windows to the rear, two radiators, access to loft space via hatch.

### En-Suite

A modern three piece suite comprising; low level WC, wash hand basin with mixer tap, fully tiled shower cubicle, heated ladder style towel rail.

### Garage

20' 11" x 10' 3" (6.38m x 3.12m) Accessed via metal up and over door, pitched roof area which could be used for extra storage, power points, lighting.

### Outside

To the front of the property there is a small area of garden, driveway providing off road parking and leading to the garage.

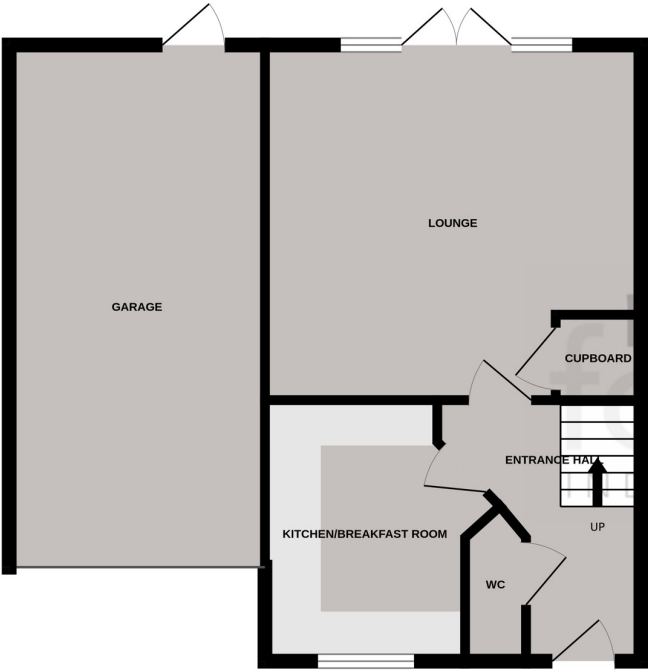
To the rear there is a good size garden which is mainly laid to lawn, pebble pathway leading to the foot of the garden, paved area adjacent to the rear of the house which leads to the rear garage door, enclosed with fencing and backing onto mature oak trees, outside power point, PIR lighting.

### NB

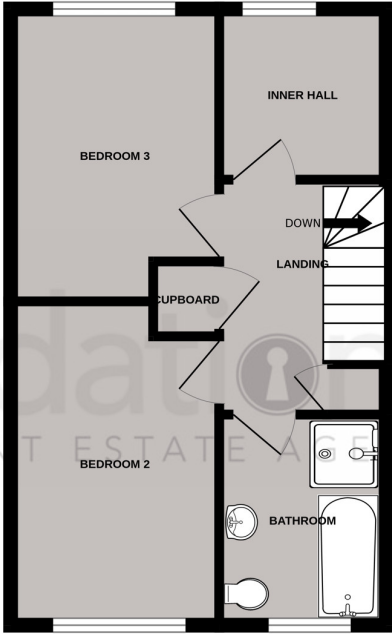
There is a community charge of £203.06 every six months.

FLOORPLAN

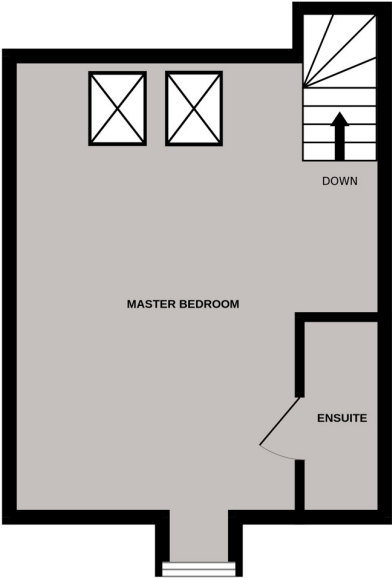
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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