



16 Brooklands Road, Bexhill-on-Sea,
East Sussex TN39 4FQ



PROPERTY DESCRIPTION

Situated in the sought after 'Rosewood Park' in Little Common is this well presented FOUR BEDROOM semi-detached house which is approximately seven years old. Rosewood Park is just a short walk from Little Common Village with its array of amenities. The accommodation comprises; entrance hall, bay fronted lounge, ground floor cloakroom/WC, bright and spacious double aspect kitchen/dining room with utility cupboard, four first floor bedrooms with the master having an en-suite shower room and a family bathroom. Outside there is a driveway with off road parking for two cars and a SOUTHERLY ASPECT rear garden. EPC - B.

FEATURES

- Four Bedroom Semi-Detached House
- Bay Fronted Lounge
- Spacious Kitchen/Dining Room With Utility Cupboard
- Ideal For Families With On-Site Park
- Off Road Parking For Two Cars
- Sought After 'Rosewood Park' Development
- Master Bedroom With En-Suite Shower Room
- Ground Floor Cloakroom/WC
- Southerly Aspect Rear Garden
- Council Tax Band - E





ROOM DESCRIPTIONS

Entrance Hall

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

Cloakroom/WC

Low level WC, wash hand basin with mixer tap, radiator, extractor fan.

Lounge

15' 10" x 11' 8" (4.83m x 3.56m) Double glazed bay window to the front, radiator, television point.

Kitchen/Dining Room

19' 4" x 14' 3" (5.89m x 4.34m) A bright and spacious dual aspect room with double glazed windows to the side and rear and double doors leading to the garden, radiator, utility cupboard with space for washing machine, tumble dryer and working surface area, extractor fan, a modern fitted kitchen comprising: a range of working surfaces with inset stainless steel sink and drainer unit with mixer tap, inset six ring gas hob with large stainless steel extractor fan over, a range of matching wall and base cupboards with fitted drawers, built-in eye level double oven and grill, fridge/freezer and dishwasher, cupboard housing wall mounted gas fired boiler.

First Floor Landing

Access to loft space via hatch, airing cupboard housing hot water cylinder and shelving, radiator.

Bedroom One

13' 10" x 11' 7" (4.22m x 3.53m) Double glazed window to the front, radiator, a range of built-in wardrobes.

En-Suite

Double glazed frosted glass window to the front, a modern three piece suite comprising: low level WC, pedestal wash hand basin with mixer tap, walk-in shower cubicle, heated towel rail.

Bedroom Two

18' 2" x 10' 1" (5.54m x 3.07m) A very spacious and dual aspect room with double glazed windows to the front and rear, radiator, access to loft space via hatch.

Bedroom Three

11' 4" x 9' 9" (3.45m x 2.97m) Double glazed window to the rear, radiator.

Bedroom Four

10' 2" x 7' 10" (3.10m x 2.39m) Double glazed window to the rear, radiator.

Family Bathroom

Double glazed frosted glass window to the side, a modern white suite comprising; low level WC, pedestal wash hand basin with mixer tap, panelled bath with mixer tap, shower over and fitted screen, heated towel rail.

Outside

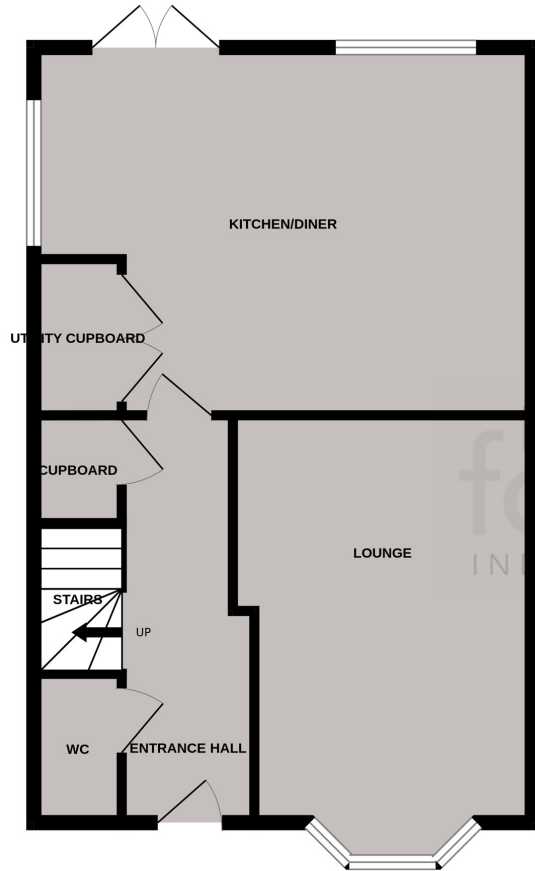
To the front there is a driveway providing off road parking for two cars, gated rear access, small area of garden.

The rear garden benefits from being of a southerly aspect, gated access leading to the car port/driveway area, large patio area extending the full width of the property making an ideal outside entertaining area, power point, water tap, large storage area with power points, the remainder of the garden is laid to lawn with well planted flower borders



FLOORPLAN

GROUND FLOOR



1ST 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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