



  
**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

**£585,000** 8 Cascades Way, Bexhill-on-Sea TN39 4FW  
🛏️ 5 Bedroom 🚿 3 Bathroom 🛋️ 3 Reception



## AT A GLANCE...

This substantial detached property enjoys a bright south-facing aspect and offers generously proportioned accommodation throughout. Tucked away in a private position within the highly regarded Rosewood Park development in Little Common, the property benefits from a pleasant open outlook across neighbouring fields to the front. Upon entering, an inviting reception hall leads through to a spacious and well-appointed kitchen/family room. This impressive space is fitted with matching wall and base units complemented by under-cabinet lighting and quartz work surfaces. Featuring a comprehensive range of integrated AEG appliances including a dishwasher, fridge/freezer, eye-level double oven and induction hob. There is ample room for dining furniture, while a feature bay window with double doors provides direct access to the rear garden. Further enhancing the ground floor is a separate utility room with space for appliances, a wall-mounted boiler and access to the garden. Additional ground floor accommodation includes a home office, a cloakroom, and an impressive dual-aspect living room, also benefiting from double doors opening onto the rear garden.

The first floor continues to impress with a spacious master suite comprising a dual-aspect double bedroom, extensive built-in wardrobes and an en-suite shower room. A second bedroom also enjoys en-suite facilities, while three further well-proportioned bedrooms are served by a contemporary four-piece family bathroom.

Outside, the property offers off-road parking and a double garage with power, lighting & overhead storage. The home further benefits from the remainder of its NHBC warranty. Solar panels were installed in 2022, comprising a 4.68kW system (12 x 390W panels), a 5kW inverter and a 5kW battery. The current owner receives payments for excess energy exported back to the grid, and all warranties are transferable to the incoming purchaser. To fully appreciate the space, setting and features this impressive home has to offer, early viewing is highly recommended.

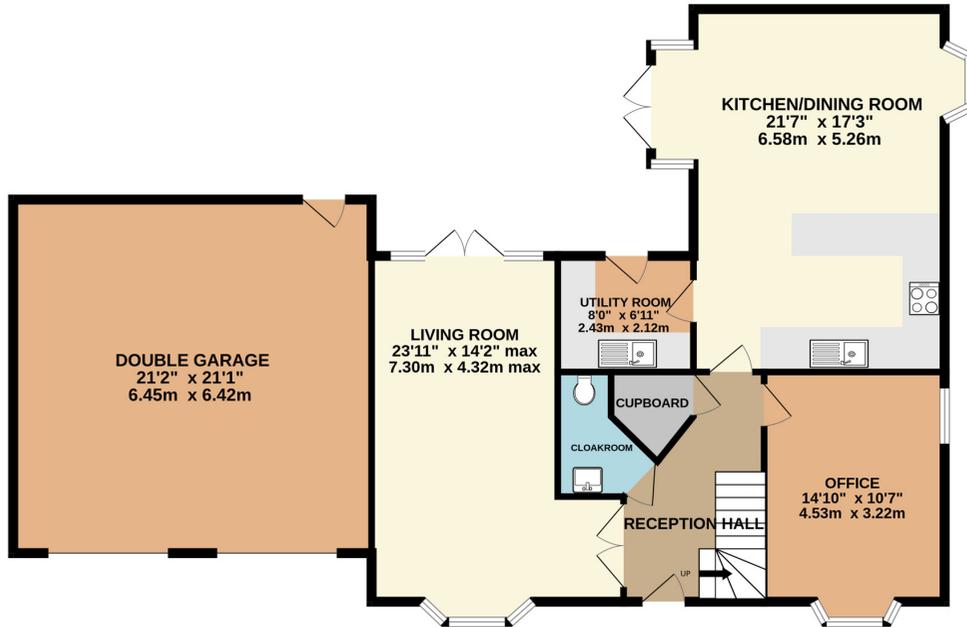


8 Cascades Way, Bexhill-on-Sea, East  
Sussex, TN39 4FW

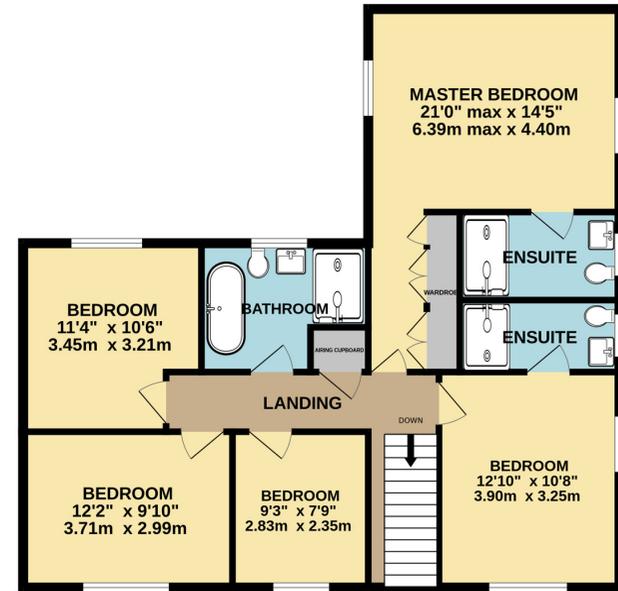
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GROUND FLOOR  
1393 sq.ft. (129.4 sq.m.) approx.



1ST FLOOR  
927 sq.ft. (86.1 sq.m.) approx.



TOTAL FLOOR AREA : 2320 sq.ft. (215.5 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+)	<b>A</b>		
(81-91)	<b>B</b>	86	93
(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>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### Exterior

To the front of the property there is off-road parking for two vehicles, positioned in front of the double garage. The house also benefits from a private area of front garden, with side access available to the rear garden. The property is ideally situated adjacent to a large expanse of lawn and enjoys pleasant open views across the surrounding countryside.

The south-facing rear garden has been landscaped by the current owner and provides an excellent outdoor space. It features a well-maintained lawn, established shrubs and trees, and raised flower beds. A timber-framed gazebo with power offers an ideal setting for alfresco dining and entertaining, complete with a gas fire pit. There is also direct 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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