



Brooklands Road, Bexhill-On-Sea TN39 4FQ

welcome to

Brooklands Road, Bexhill-On-Sea

Fox & Sons are delighted to market this immaculately presented FOUR / FIVE BEDROOMS DETACHED family home in what once was described as the desired 'Rosewood Park Developments'. Benefiting from 6 YEARS NHBC warranty and an extreme curb appeal with an attractive interior! View today!



Ground Floor:

Entrance Hall

Leading to all ground-floor accommodation and stairs rising to the first-floor.

Lounge

17' 9" x 12' 2" (5.41m x 3.71m)

Featuring double-glazed bay windows to the front-aspect, radiator below, powerpoints, TV point, additional radiator to the side-aspect and fitted carpet throughout.

Kitchen / Dining Room

20' 1" x 12' 2" (6.12m x 3.71m)

Benefiting from a range of matching wall and base units, seated island space, single sink & drainer unit with mixer taps, double-glazed window to the rear-aspect, gas hobs with extractor fan above, eye-level integral oven & grill, integral fridge & freezer and powerpoints. Leading seamlessly to the dining area, comprising double-glazed full-width windows to the rear-aspect, along with 'French' patio doors to the rear garden, two radiators, powerpoints, TV point and door to the utility area.

Utility

Double-glazed window to the side-aspect, single sink & drainer with mixer tap, tiled countertops, walls & flooring, space & plumbing for a washing machine / tumble dryer and free standing fridge freezer, powerpoints and radiator.

Home Office / Bedroom Five

9' 5" x 7' 9" (2.87m x 2.36m)

Double-glazed window to the front-aspect, radiator, powerpoints and TV point.

Wc / Cloakroom

Low-level WC, wash hand basin and storage.

First Floor:

Bedroom One

12' 2" x 12' (3.71m x 3.66m)

Master bedroom comprising a double-glazed window to the rear-aspect, radiator below, integral wardrobes to the front & side-aspects, powerpoints, TV point and access to the master en-suite.

En-Suite

Walk-in shower tray with glass panel & chrome attachments, low-level WC, pedestal wash hand basin and a frosted double-glazed window to side-aspect, heated towel rail and majority tiled-walls.

Bedroom Two

13' 1" x 9' 6" (3.99m x 2.90m)

Two double-glazed windows to the rear-aspects, radiator, TV point and powerpoints

Bedroom Three

10' 2" x 9' 9" (3.10m x 2.97m)

Double-glazed window to the front-aspect, radiator, powerpoints and TV point.

Bedroom Four

9' 11" x 7' 6" (3.02m x 2.29m)

Double-glazed window to the front aspect, powerpoints and radiator.

Bathroom

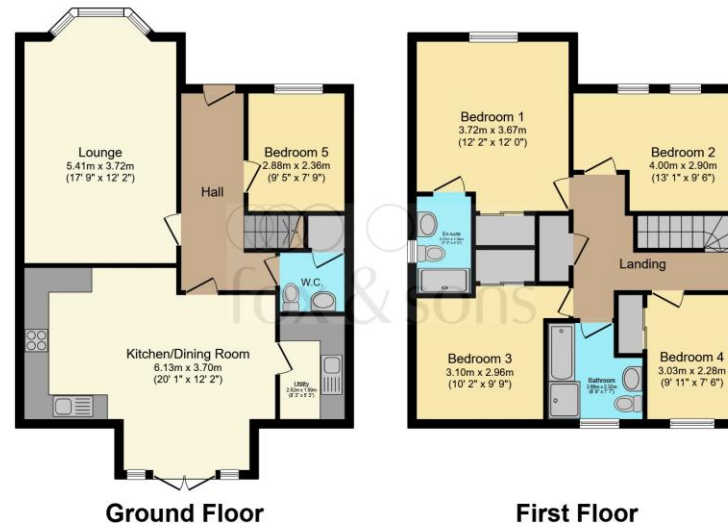
Paneled bath & separate walk-in shower tray both fitted with chrome attachments, pedestal wash hand basin, low-level WC, frosted double-glazed window to the front-aspect, heated towel rail, integral storage cupboard and partly-tiled walls.

Garden:

Fitted with both natural patio and landscaped lawn, the rear garden also benefits from secure wood panelled fencing surround, mature shrubbery, outdoor hose and tap, access to the garage and plant beds.

Garage & Parking:

The property benefits from a larger than usual garage, fitted with light, power and access via up & over door or side access from the rear garden.



Total floor area 138.6 m² (1,492 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com



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welcome to

Brooklands Road, Bexhill-On-Sea

- Detached Home with Four / Five Bedrooms
- 6 Years New Homes Building Warranty Remaining!
- En-Suite to the Master Bedroom
- 0.1 Miles Distance from the Renown Little Common Village
- Nestled Within an Appealing 'Rosewood Park Development'

Tenure: Freehold EPC Rating: B

offers in excess of

£550,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BOS112591 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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