



**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!



### 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.

### 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:

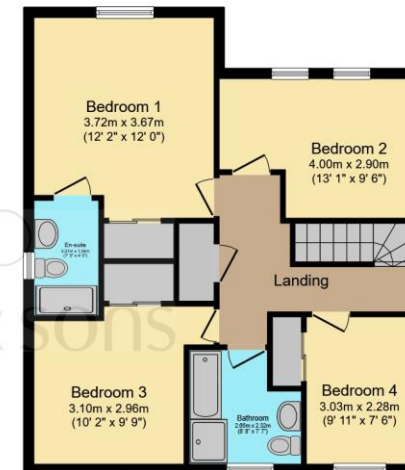
Fitted with both natural patio and landscaped lawn, the rear garden also benefits from secure wood panelled fencing surround, mature shrubbery, outdoor hose and tap, access to the garage and plant beds.

### 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.



Ground Floor



First Floor

Total floor area 138.6 m<sup>2</sup> (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.focalagent.com](http://www.focalagent.com)



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## **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  
Council Tax Band: F

offers in the region of  
**£530,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
BOS112591 - 0004

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