

**RUSH
WITT &
WILSON**



RUSH
WITT &

11 Cascades Way, Bexhill-On-Sea, East Sussex TN39 4FW
Offers In Excess Of £615,000 Freehold

About this property

Rush Witt & Wilson are delighted to welcome to the market this beautiful modern six bedroom detached house, built in 2019, forming part of the sought after Rosewood Park development, comprising stunning open plan modern kitchen/dining room, separate living room with log burner, downstairs bedroom, five bedrooms to the first floor, two en-suites and a family bath/shower room. Further internal benefits include gas central heating throughout and double-glazed windows and doors.

Externally, the property boasts a detached double garage with further off road parking suitable for multiple vehicles and a beautiful rear garden, which is mainly laid to lawn with patio areas suitable for alfresco dining and enclosed to all sides, sides access is available.

Situated within an exclusive development, the property enjoys a peaceful setting while remaining within easy reach of local amenities. Little Common village, offering a wide range of shops and services, is approximately 0.8 miles away, while Cooden Beach hotel, Cooden Beach golf club, the local tennis club, railway station and beach are all within approximately 1.8 miles.

Viewings are highly recommended by Rush, Witt & Wilson Sole Agents.





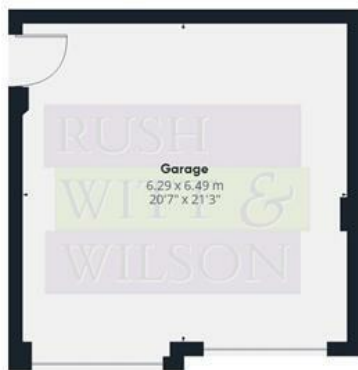




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

211.7 m²

2278 ft²

Reduced headroom

0.8 m²

9 ft²

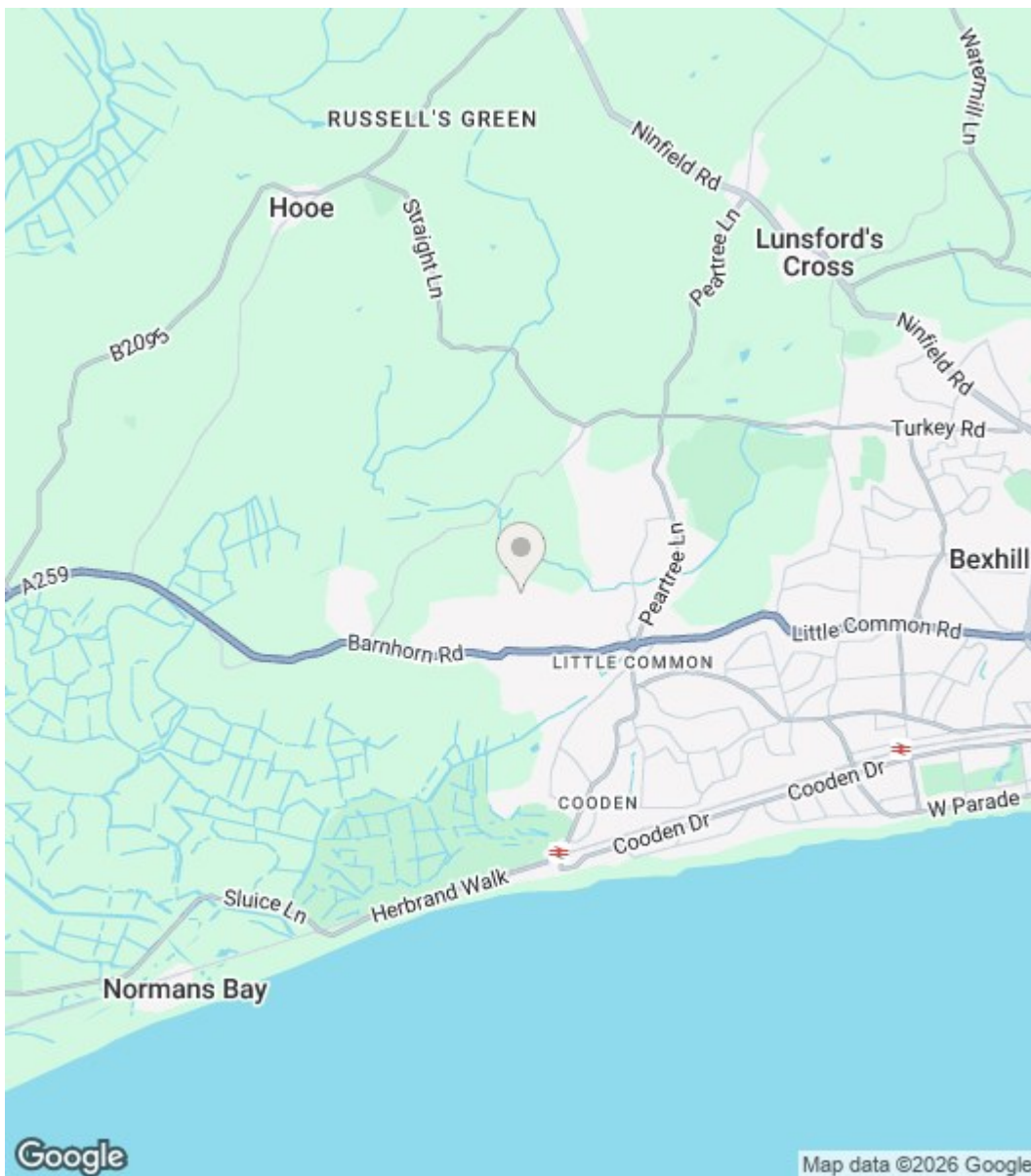
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band - F

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**3 Devonshire Road
Bexhill-on-Sea
East Sussex
TN40 1AH
Tel: 01424 225588
bexhill@rushwittwilson.co.uk
www.rushwittwilson.co.uk**