



12 WOODCOTE WAY
COODEN, BEXHILL, EAST SUSSEX, TN39 4GP



**Lambert
& Foster**

GATWICK AIRPORT 48 MILES | BEXHILL STATION 1.3 MILES | COODEN BEACH 1.3 MILES

12 WOODCOTE WAY, COODEN, BEXHILL, EAST SUSSEX, TN39 4GP

A beautifully presented three-bedroom semi-detached home, ideally situated within the highly sought-after Rosewood Park development in Cooden. Offering bright, spacious, and well-planned accommodation throughout, this modern property is perfectly suited to family living and those seeking a home ready to move straight into.

ASKING PRICE £359,950 FREEHOLD



DESCRIPTION

Lambert & Foster are delighted to bring to market this beautifully presented three-bedroom semi-detached home, ideally situated within the highly sought-after Rosewood Park development in Cooden. Offering bright, spacious, and well-planned accommodation throughout, this modern property is perfectly suited to family living, retirees or those seeking a home ready to move straight into.

The accommodation is arranged over two floors and begins with a welcoming entrance hallway providing access to all principal ground floor rooms. To the front of the property is a generous bay-fronted living room, filled with natural light and offering an excellent space for relaxing or entertaining. To the rear, the contemporary kitchen/dining room is fitted with a range of matching wall and base level units with laminate work surfaces, integrated oven, gas hob with extractor canopy, dishwasher, and fridge/freezer. There is ample space for dining, along with double glazed windows and a glazed door providing direct access onto the rear garden. A useful downstairs cloakroom completes the ground floor accommodation.

The first-floor landing provides access to the loft space and airing cupboard and leads to three well-proportioned bedrooms. The principal bedroom enjoys a pleasant outlook to the rear towards woodland and benefits from a modern en-suite shower room. Bedroom two is a spacious double room positioned to the front, while bedroom three offers versatility as a single bedroom, nursery, or home office. The family bathroom is fitted with a modern suite including panelled bath with shower attachment, wash hand basin, and WC. Additional internal benefits include gas central heating to radiators and double-glazed windows and doors throughout.

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ROSEWOOD PARK
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Rosewood Park Management Company
www.rosewoodpark.co.uk

BROOKLANDS ROAD

Litter

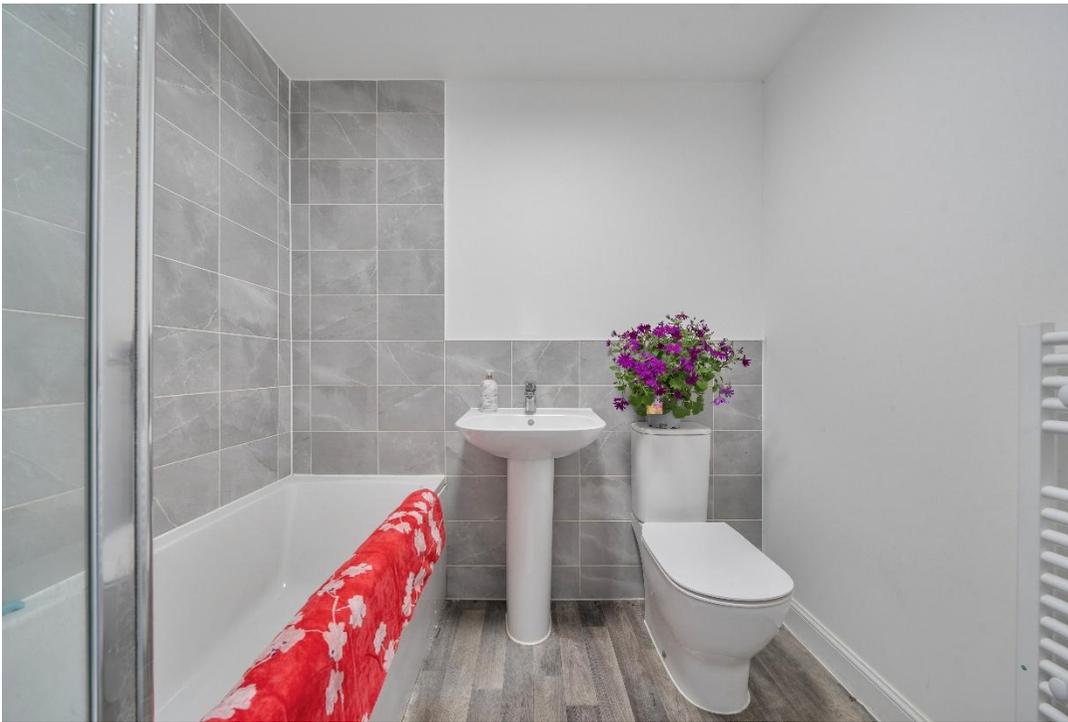
DESCRIPTION

Externally, the property offers excellent kerb appeal with a neatly arranged front garden and off-road parking for multiple vehicles, complemented by a covered carport. The private rear garden is mainly laid to lawn with patio areas ideal for alfresco dining and outdoor entertaining, enclosed by fencing to all sides and benefiting from convenient side access.

Ideally situated within the highly sought-after Rosewood Park development in Cooden, the property is just a short walk to a plethora of amenities including restaurants, shops, Post office and supermarket. The nearby mainline train station of Bexhill offers excellent transport links.

- Three bedrooms
- Garden
- Carport
- Excellent condition
- Ensuite shower room
- Family bathroom





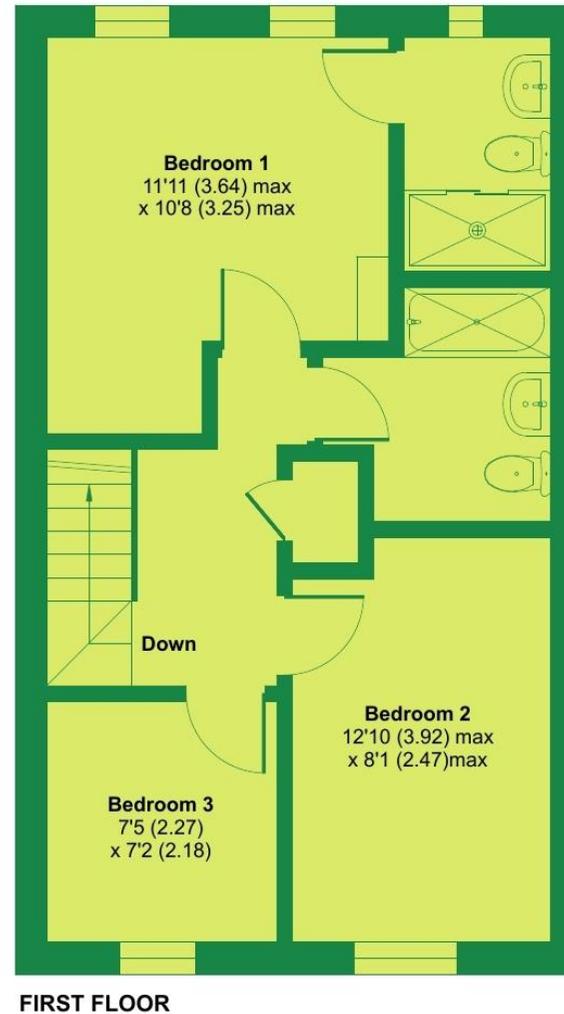
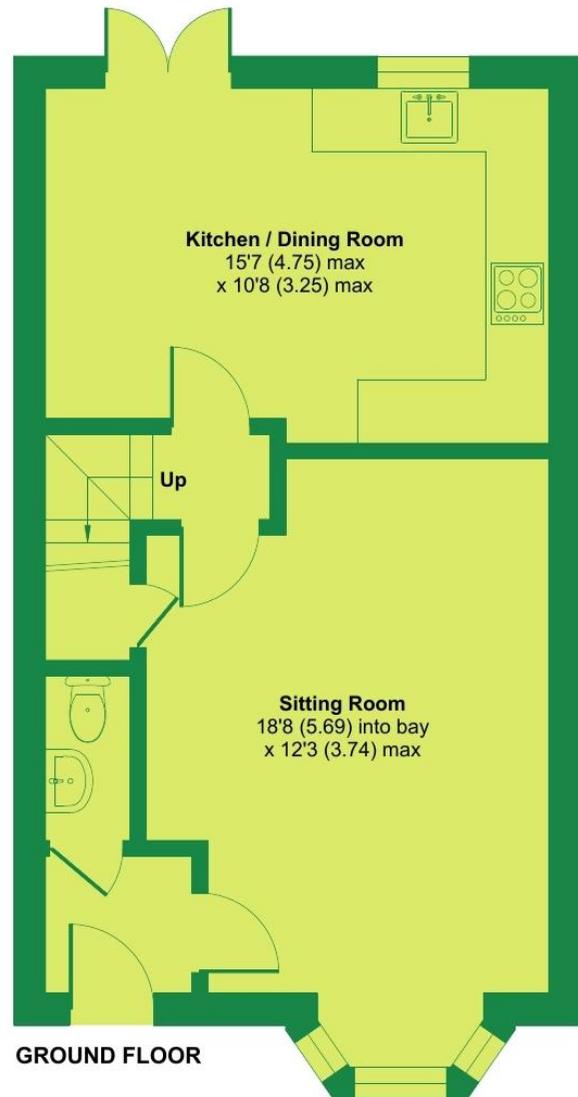
FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

12 Woodcote Way, Bexhill-on-Sea, TN39 4GP

Approximate Area = 889 sq ft / 82.5 sq m

For identification only - Not to scale





VIEWING: By appointment only. **Sussex Office:** 01435 873999.

WHAT3WORDS: ///TOAST.UNLOCKING.INCLUDES

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Gas

BROADBAND & MOBILE COVERAGE: Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information.

LOCAL AUTHORITY: www.rother.gov.uk

COUNCIL TAX: Band D **EPC:** B (84)

SERVICE CHARGE: £300 PA.

FLOOD & EROSION RISK: Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information.

PHYSICAL CHARACTERISTICS: Brick and weatherboard elevations and tiled roof.

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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