

**RUSH  
WITT &  
WILSON**



**12 Woodcote Way, Bexhill-On-Sea, East Sussex TN39 4GP**  
**Offers In The Region Of £350,000**

**\*CHAIN FREE\***

**A beautifully presented three bedroom semi detached house, situated in a sought after Rosewood park development in Bexhill. Offering bright and spacious accommodation throughout the property comprises three bedrooms, bay fronted living room, kitchen/dining room, down stairs cloakroom, family bathroom and en-suite to the master bedroom. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout. Externally the property boasts off road parking for multiple vehicles, carport and a private rear garden. Viewing comes highly recommended by RWW sole agents.**



**Entrance Hallway**

Obscured glass panelled entrance door, radiator.

**Downstairs Cloakroom**

Suite comprising wc with low level flush, pedestal mounted wash hand basin with mixer tap, tiled splashback, radiator.

**Living Room**

17'5 x 12'4 (5.31m x 3.76m)

Double glazed windows to the front elevation, radiator, storage cupboard.

**Inner Hallway**

Stairs leading to first floor.

**Kitchen/Dining Room**

15'7 10'6 (4.75m 3.20m)

Modern fitted kitchen with a range of matching wall and base level units with laminate straight edge worktop surfaces, sink with drainer and mixer tap, integrated electric oven, four ring gas hob with extractor canopy above, integrated dishwasher, integrated fridge and freezer, double glazed windows to the rear elevation with glass panelled door giving access onto the rear garden, radiator, kitchen housing the gas central heating boiler.

**First Floor**

**Landing**

Access to loft space via loft hatch, airing cupboard.

**Bedroom One**

11'11 x 10'9 (3.63m x 3.28m)

Windows to the rear elevation with views towards woodland, radiator.

**En-Suite**

Modern suite comprising wc with low level flush, pedestal mounted wash hand basin with mixer tap, walk in shower cubicle with chrome wall mounted shower controls, chrome shower attachment and chrome showerhead, part tiled walls, radiator, obscured double glaze windows to the rear elevation.

**Bedroom Two**

Windows to the front elevation, radiator.

**Bedroom Three**

7'6 x 7'3 (2.29m x 2.21m)

Double glazed windows to the front elevation, radiator.

**Family Bathroom**

Modern suite comprising wc with low level flush, pedestal mounted wash hand basin with mixer tap, panelled bath with chrome controls and additional chrome wall mounted shower attachment and showerhead, heated towel rail, part tiled walls.

**Outside**

**Front Garden**

Sheltered parking with carport offering off road parking for multiple vehicles.

**Rear Garden**

Mainly laid to lawn with patio areas suitable for alfresco dining, side access, enclosed with fencing to all sides.

**Agents Note**

Council Tax Band -

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:

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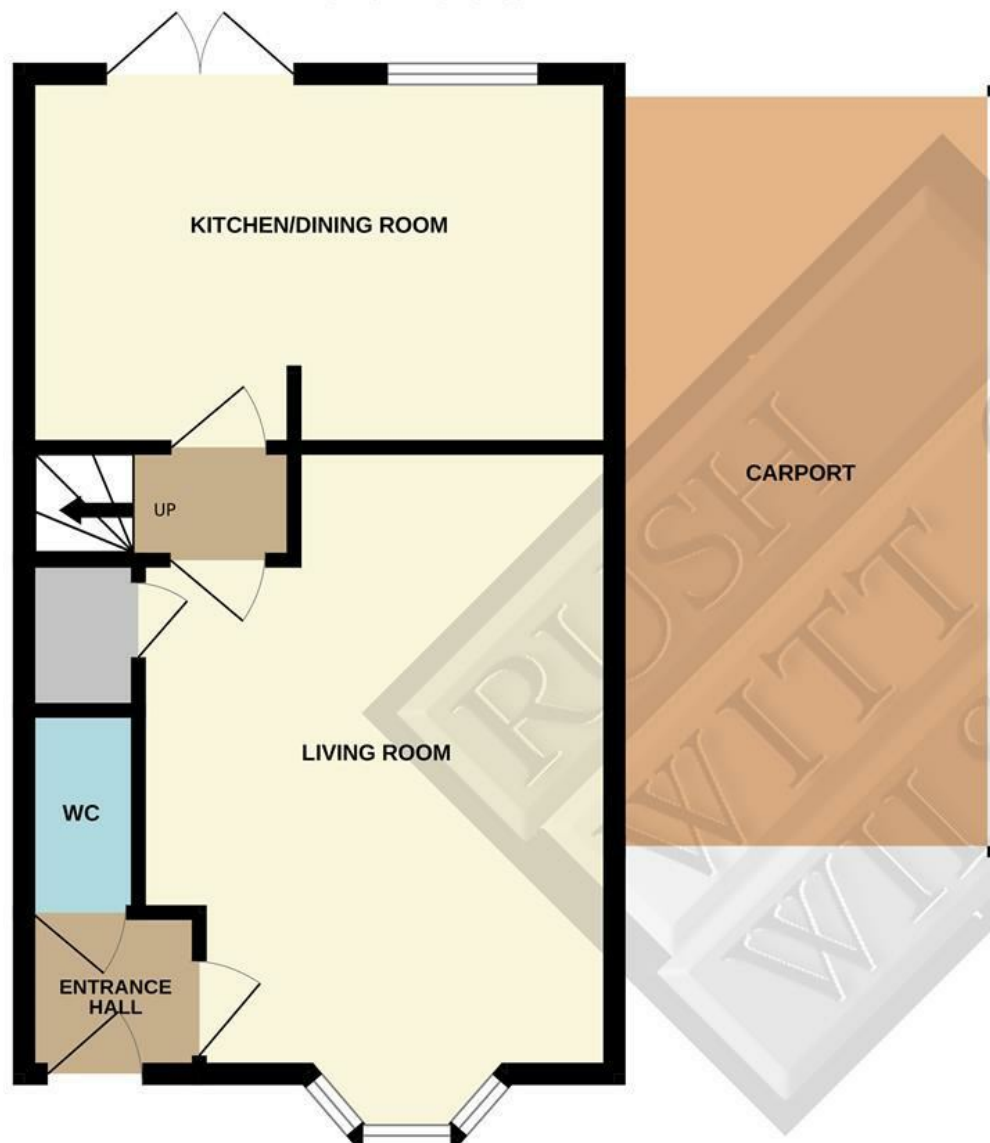
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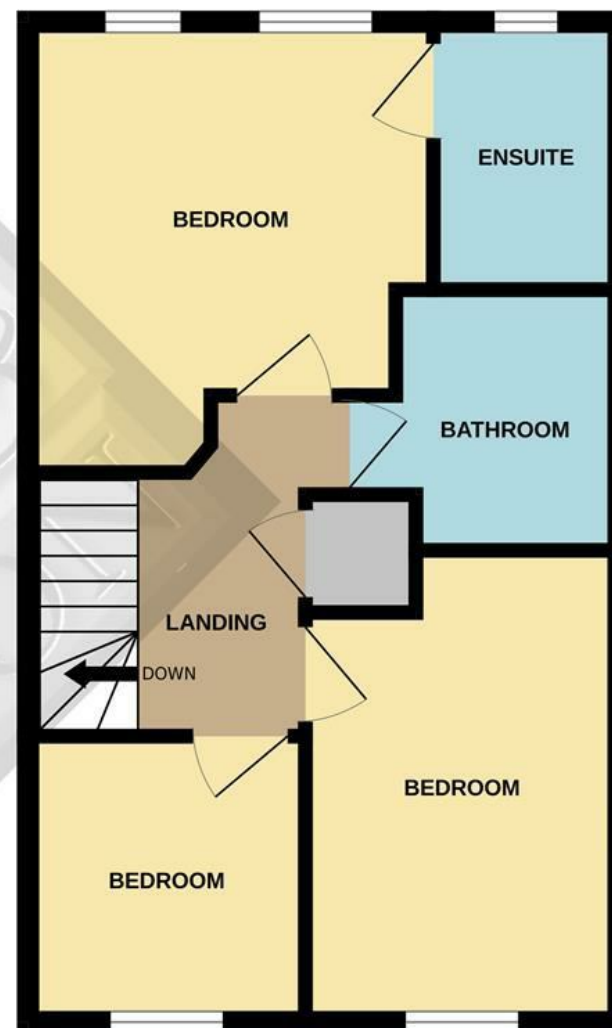
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GROUND FLOOR  
613 sq.ft. (57.0 sq.m.) approx.



1ST FLOOR  
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 1025 sq.ft. (95.2 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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