



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 £350,000 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.

Welcome to
ROSEWOOD PARK
Please Drive Carefully
Rosewood Park Management Company
www.rosewoodpark.co.uk

BROOKLANDS ROAD

Litter

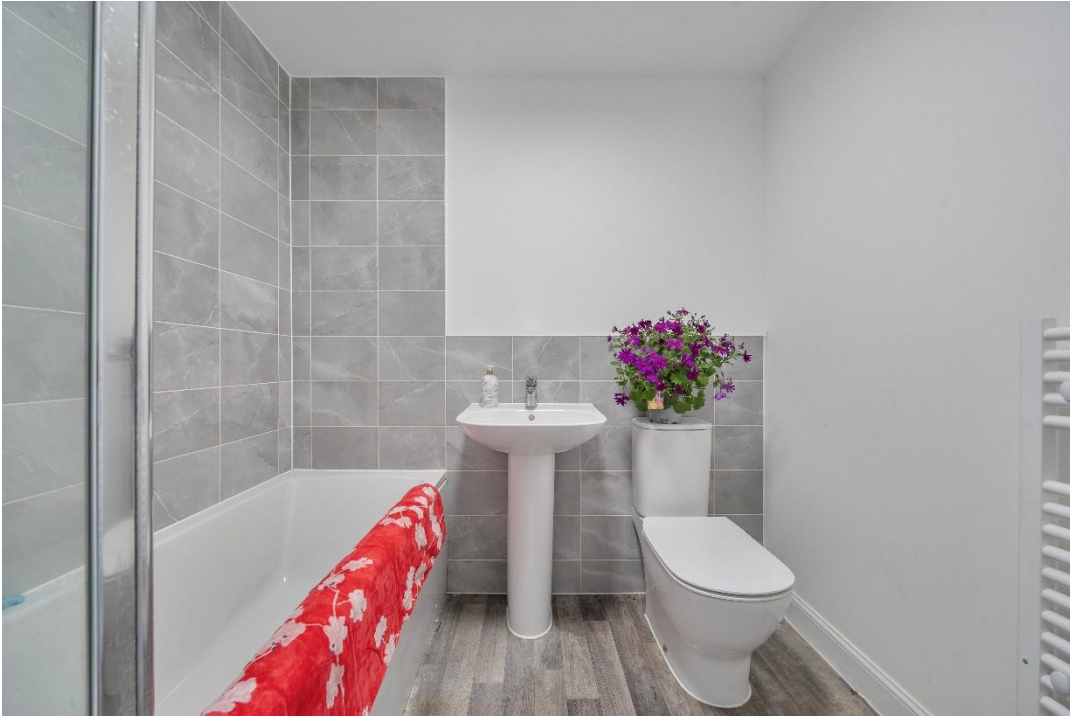
DESCRIPTION

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





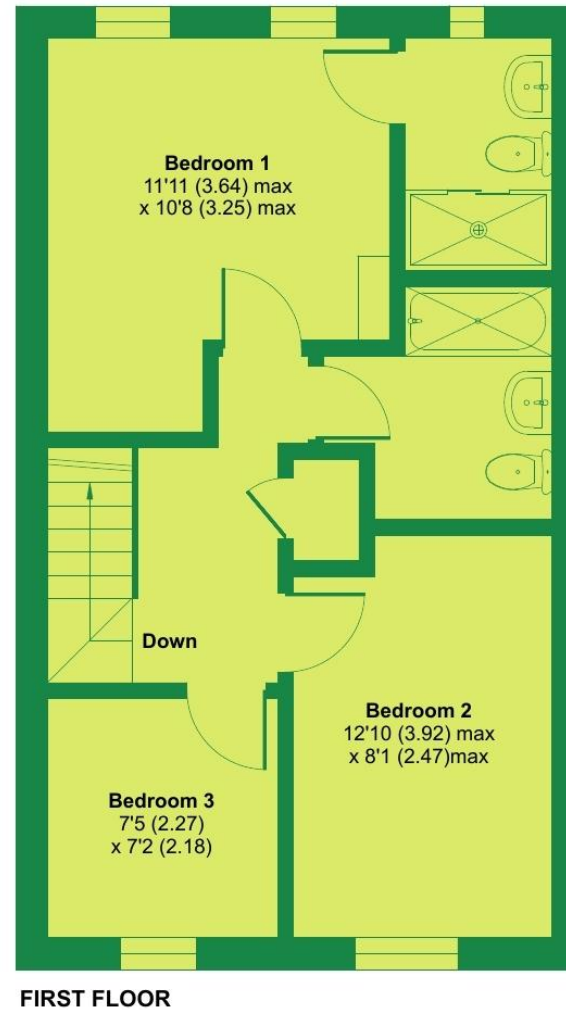
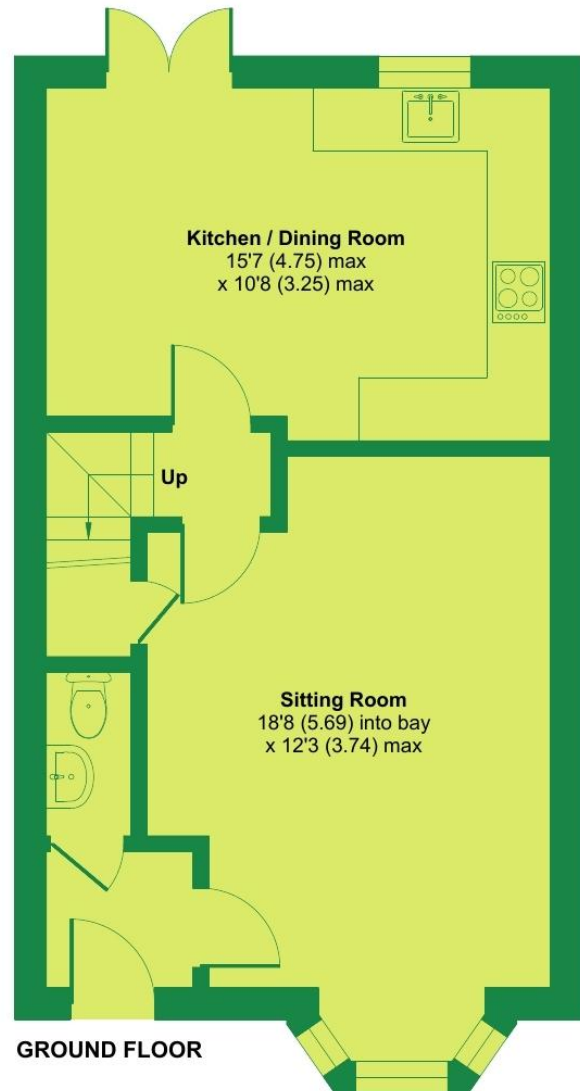
FLOORPLANS

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.

IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

In accordance with the Digital Market, Competition and Consumers (DMCC) Act 2024, we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

MONEY LAUNDERING REGULATION: In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.



OFFICES LOCATED AT:

PADDOCK WOOD, KENT

Tel. 01892 832 325

77 Commercial Road,
Paddock Wood, Kent TN12 6DS

WADHURST, EAST SUSSEX

Tel. 01435 873 999

Helix House, High Street
Wadhurst, East Sussex TN5 6AA

HYPHE, KENT

Tel. 01303 814 444

Hillhurst Farm, Stone St,
Westenhanger, Hythe CT21 4HU

CRANBROOK, KENT

Tel. 01580 712 888

Weald Office, 39 High Street
Cranbrook, Kent TN17 3DN



**Lambert
& Foster**



arla | propertymark naea | propertymark

PROPERTY PROFESSIONALS FOR 125 YEARS