

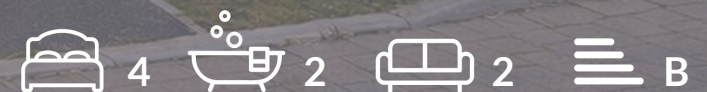


OAKFIELD



Luffield Drive, Bexhill-On-Sea, TN39 4GD

Offers Over £450,000



Luffield Drive, Bexhill-On-Sea, TN39 4GD

A truly stunning four-bedroom detached family home, beautifully presented and ideally located on the highly sought-after Rosewood Park estate in Little Common. Built circa 2021 and benefitting from the remainder of a 10-year NHBC warranty, this exceptional property offers modern living at its finest with style, space, and comfort throughout. Occupying a peaceful, secluded position with attractive open green space to the front, the home enjoys an added sense of privacy and outlook.

Step inside to discover bright and spacious accommodation, including a charming bay-fronted living room and a spectacular open-plan kitchen/dining area—perfect for both everyday family life and entertaining guests. A convenient downstairs WC completes the ground floor.

Upstairs, the property continues to impress with four generously sized double bedrooms. The luxurious principal bedroom features a sleek en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom finished to a high standard.

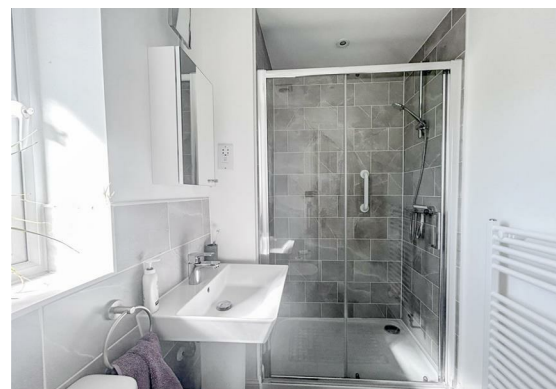
Additional benefits include gas central heating, double glazing throughout, and high-quality fixtures and fittings.

Externally, the home boasts excellent kerb appeal with a low-maintenance front garden laid with artificial grass, alongside a driveway providing off-road parking for multiple vehicles and a carport. The rear garden has been thoughtfully landscaped by the current owners to create a private and tranquil outdoor retreat, featuring a stylish patio area ideal for al fresco dining, an artificial lawn, and secure fencing to all sides. Side access adds further convenience.

Perfectly positioned, the property offers easy access to Bexhill and Eastbourne via nearby bus routes, as well as scenic countryside walks on your doorstep.

Early viewing is highly recommended to fully appreciate everything this outstanding home has to offer.





Living Room

18'0" x 11'7" (5.49m x 3.53m)

Kitchen/Dining Room

19'4" x 14'3" (5.89m x 4.34m)

WC

Bedroom One

14'3" x 14'0" (4.34m x 4.27m)

Bedroom Two

18'6" x 10'6" (5.64m x 3.20m)

Bedroom Three

11'4" x 10'4" (3.45m x 3.15m)

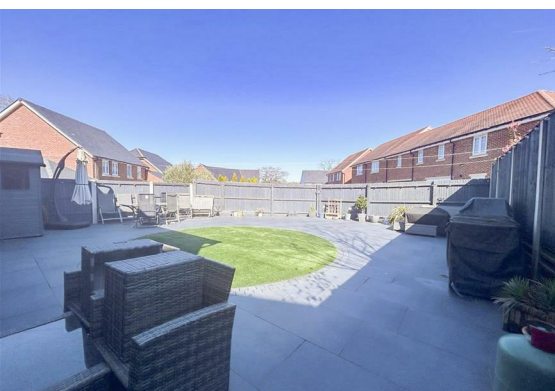
Bedroom Four

10'4" x 8'0" (3.15m x 2.44m)

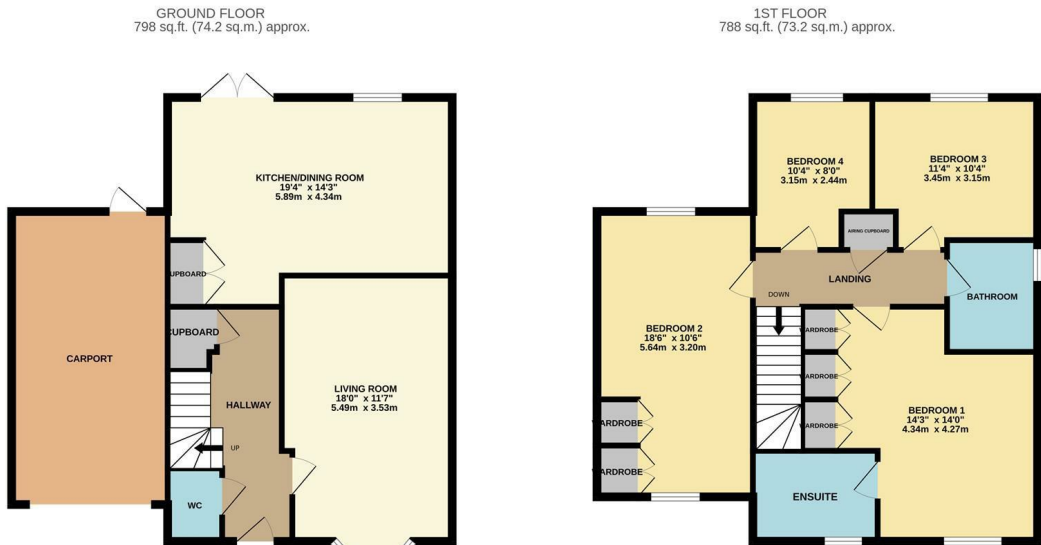
Bathroom

Ensuite

Council Tax Band F - £3,901.37 Per Annum



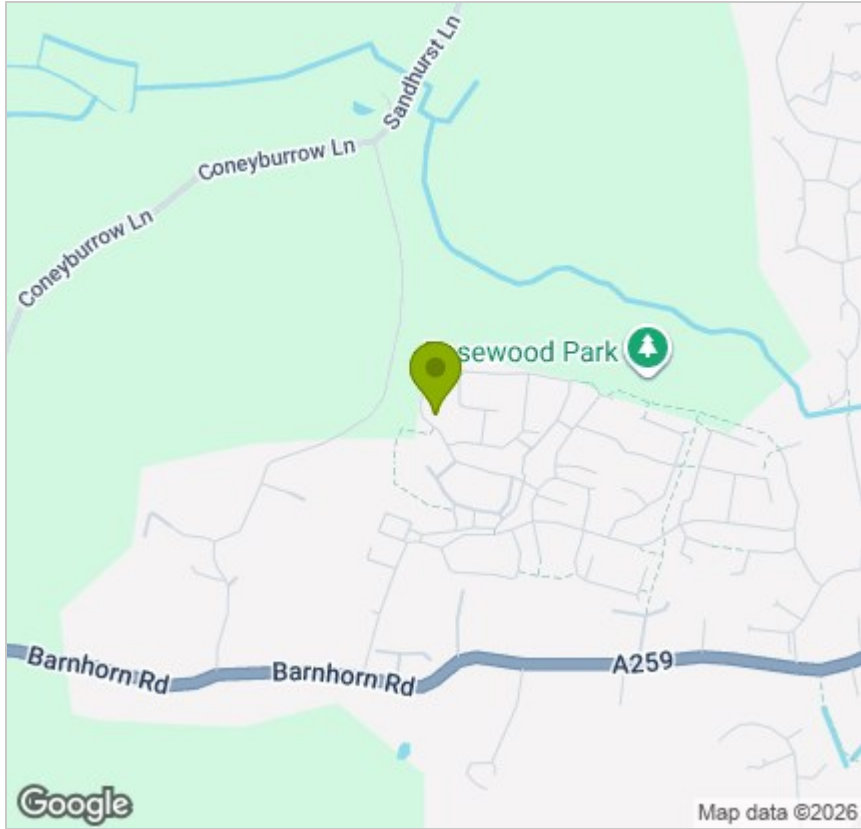
Floor Plan



Viewing

Please contact us on 01424 224700
if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	93
(81-91) B			
(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	