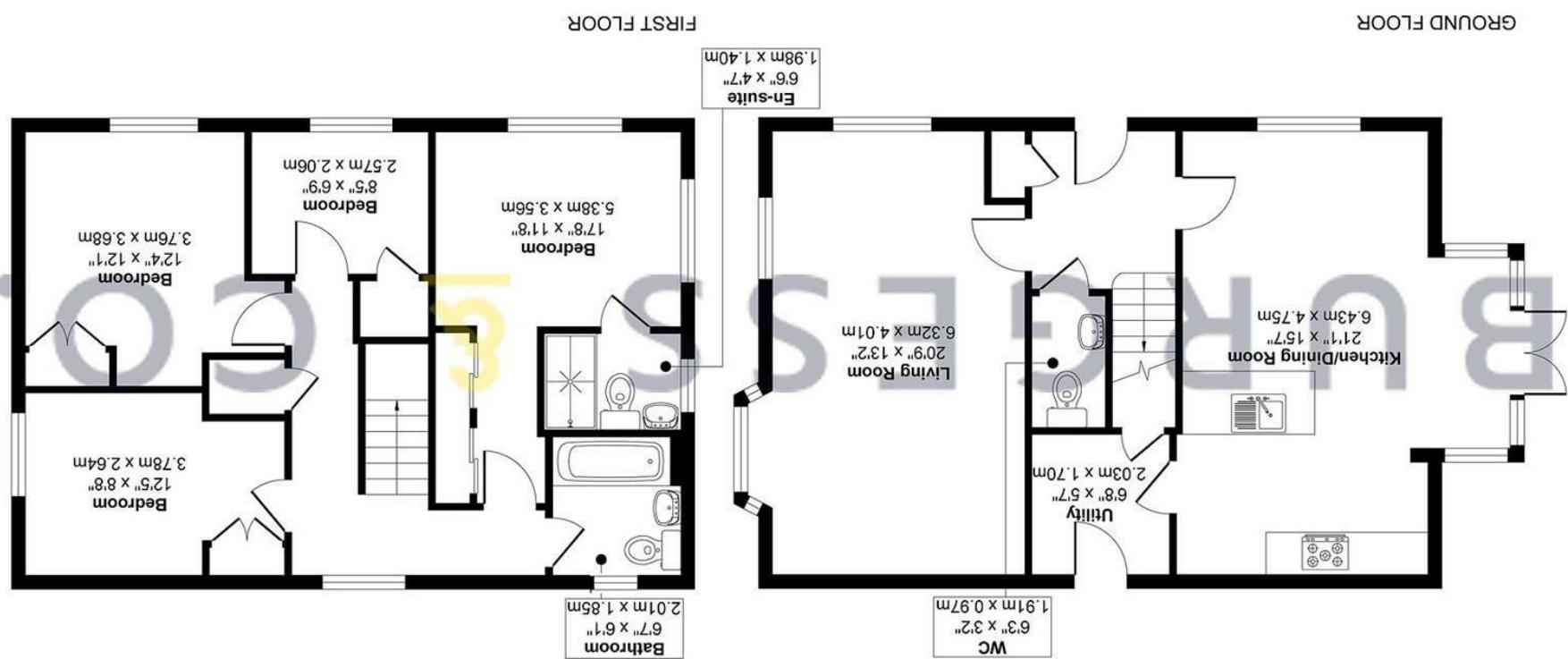


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1356 sq. ft / 125.97 sq. m  
Approximate Gross Internal Floor Area  
**Augers Crescent**

**BURGESS & CO.** 2 Augers Crescent, Bexhill-On-Sea, TN39 4FN  
01424 222255

Offers Over  
£475,000 Freehold



\*\*CHAIN FREE\*\* Burgess & Co are delighted to bring to the market this exceptionally presented four bedroom modern detached house, situated in a quiet residential road on the Rosewood Park development close to Little Common Village with its array of amenities, shops, doctors surgery and the desirable Little Common Primary School. Highwoods Golf Course and Cooden Beach are within two miles with a further golf course, mainline railway station, hotel and beach. The accommodation comprises an entrance hall, a downstairs cloakroom, a 20'9ft living room, an open plan kitchen/breakfast/family room and a separate utility room. To the first floor there are four bedrooms with an en-suite to the main bedroom, and a modern family bathroom. Further benefits include gas central heating, double glazing throughout, and to the outside there is off road parking leading to a SINGLE GARAGE and an enclosed rear garden with patio area. This property has been owned by the current vendor since new and comes with the remaining 7 year New Build warranty. Viewing is recommended to fully appreciate all this property has to offer by vendors sole agents.

**Entrance Hall**

With radiator, fitted cupboard with alarm system & consumer unit, LVT laminate flooring.

**Downstairs W.C**

6'3 x 3'2

Comprising low level w.c, pedestal wash hand basin, radiator, extractor fan, LVT laminate flooring.

**Living Room**

20'9 x 13'2

With two radiators, double glazed bay window, two double glazed windows.

**Kitchen/Family Room**

21'1 x 15'7

Comprising matching range of wall & base units, worksurface, inset stainless steel sink unit, inset gas hob with extractor hood, fitted eye level double oven, space for dishwasher, space for standing fridge/freezer, two radiators, LVT laminate flooring, inset ceiling spotlights, double glazed window & door. Door to

**Utility Room**

6'8 x 5'7

Comprising matching range of base units, worksurface, space for appliances, wall mounted Ideal combi boiler, understairs storage cupboard.

**First Floor Landing**

With airing cupboard, loft to hatch via drop down ladder being insulated.

**Bedroom One**

17'8 x 11'8

With radiator, fitted wardrobes, dual aspect with double glazed window to the front & rear. Door to

**En-suit Shower Room**

6'6 x 4'7

Comprising shower cubicle, low level w.c, vanity unit with inset wash hand basin, fitted mirror, shaver point, extractor fan, heated towel radiator, double glazed frosted window to the rear.

**Bedroom Two**

12'4 x 12'1

With radiator, fitted wardrobes, double glazed window to the front.

**Bedroom Three**

12'5 x 8'8

With radiator, fitted wardrobes, double glazed window to the side. (yellow)

**Bedroom Four**

8'5 x 6'9

With radiator, fitted cupboard, double glazed window to the front.

**Family Bathroom**

6'7 x 6'1

Comprising bath with shower over & screen, low level w.c, pedestal wash hand basin, tiled walls, heated towel radiator, double glazed frosted window to the side.

**Outside**

Patio pathway, flowerbeds, being mainly laid to lawn, mature shrubs & trees, enclosed by fencing & brick wall.

**Garage**

With up & over door, door to the side.

**NB**

Council tax band: E

**Energy Efficiency Rating**