

# Abbott & Abbott

Estate Agents, Valuers and Lettings



2 Augers Crescent, Bexhill-On-Sea, TN39 4FN

£465,000



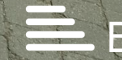
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2



2



B



£465,000

# 2 Augers Crescent

Bexhill-On-Sea, TN39 4FN

- Beautifully-presented detached house on modern development near Little Common shops
- Contemporary en suite shower to main bedroom
- Sitting room with south-facing bay window
- Large garage
- Highly recommended
- Four bedrooms - each with wardrobes
- Excellent double aspect kitchen/family room
- Private, partially walled garden
- Gas central heating and uPVC double glazing

Abbott and Abbott Estate Agents offer for sale this beautifully presented, recently-constructed (2023) detached house, situated in an excellent position in a cul-de-sac close to Little Common shops and services. Built by national builders, David Wilson Homes, on the Rosewood Park development, to their 'Cornell' design, and a former show home, the property offers bright, well-planned, family-size accommodation which provides four bedrooms - with an en suite shower to the main bedroom, a 21' double aspect lounge and a superb 21' kitchen/family room with a double aspect and a wide square bay opening onto a partially-walled and easily maintained garden. There is also a cloakroom, utility room, family bathroom and, outside, a garage. Gas central heating is installed and there are uPVC double glazed windows and exterior doors. There is also the remaining balance of a 10-year NHBC Buildmark warranty.

There is easy access onto Barnhorn Road, with local buses, and Little Common shops are just over half a mile drive, with a shorter walk via a nearby footpath. Cooden Beach railway station, golf course and seafront are just under two miles distant.



## Entrance Hall

## Cloakroom

## Double Aspect Living Room

21' x 11'10 (6.40m x 3.61m)

## Excellent Kitchen/Family Room

21' x 12'4 plus bay (6.40m x 3.76m plus bay)

## Utility Room

6' x 5'8 (1.83m x 1.73m)

## First Floor Landing

## Bedroom One

17'8 max x 11'8 max (5.38m max x 3.56m max)

## Refitted En Suite Shower

## Bedroom Two

12'1 x 10'2 (3.68m x 3.10m)

## Bedroom Three

12'6 x 8'8 (3.81m x 2.64m)

## Bedroom Four

8'6 x 8' (2.59m x 2.44m)



**Family Bathroom**

**Large Garage**

**21'4 x 10' (6.50m x 3.05m)**

**Pretty Gardens**

**Council Tax Band: E (Rother District Council)**

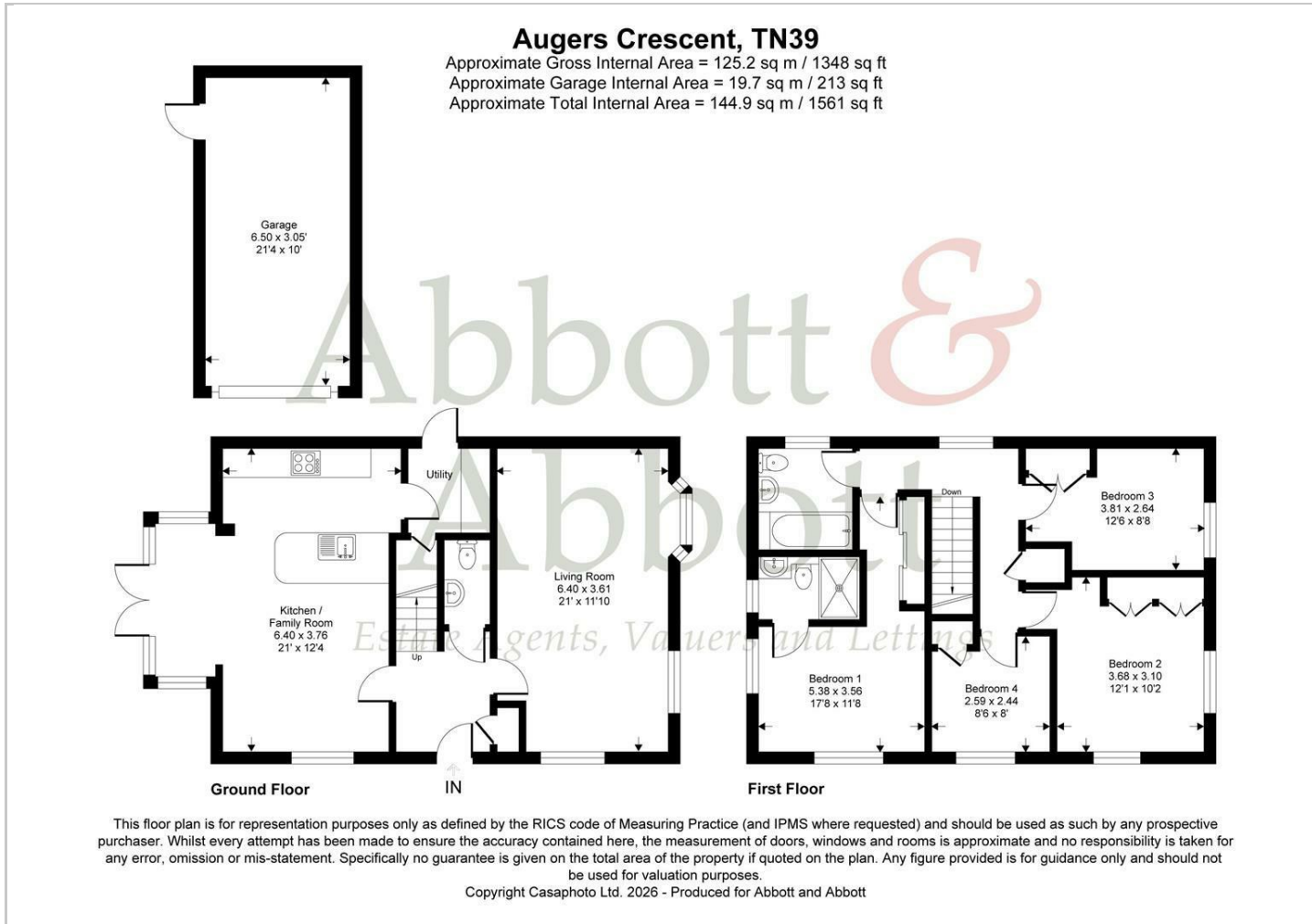
**Estate Charge: Currently £204.06 per 6 months**

**EPC Rating: B**





## Floor Plans



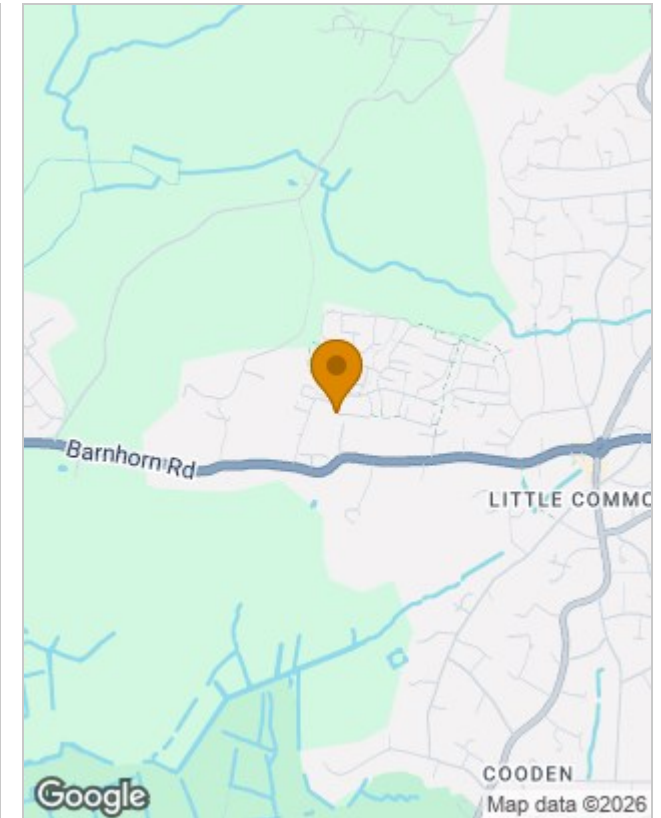
## Viewing

Please contact our Sales Office on 01424 212233 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

