

**RUSH
WITT &
WILSON**



**6 Augers Crescent, Bexhill-On-Sea, East Sussex TN39 4FN
£245,000**

A two bedroom semi detached house, built approximately six years ago and forms part of the David Wilson new homes site in Little Common. The property benefits from gas central heating system, double glazed windows and doors, downstairs cloakroom/wc, private front and rear gardens, remainder of tenure builders certificate, chain free. Viewings come highly recommended by Rush Witt & Wilson sole agents. *Please read agents note*



Entrance Hallway

Entrance door, double radiator.

Open Plan Living Room/Kitchen

28'2 x 10'3 (8.59m x 3.12m)

Windows to the front and rear elevations, double radiator, large built in under stairs storage cupboard. The kitchen comprises base and wall units with laminate straight edge work surface, one and a half bowl sink with side drainer and mixer tap, integrated oven and grill, gas hob with extractor canopy and light, stainless steel splashback, integrated washing machine, integrated fridge/freezer.

Rear Lobby

Door to the rear garden, single radiator.

Cloakroom/WC

Low level wc, pedestal wash hand basin with tiled splashback, double radiator.

First Floor**Landing**

Doors off to the following:

Bedroom One

13'9 x 12'5 (4.19m x 3.78m)

Windows to the front elevation, double radiator, built in storage cupboard.

Bedroom Two

13'8 x 11'10 (4.17m x 3.61m)

Window to the rear elevation, double radiator, built in wardrobe.

Bathroom

Suite comprising panel enclosed bath, hand held shower attachment, shower screen, low level wc, pedestal wash hand basin, tiled splashback, electric shaver point, heated chrome towel rail.

Outside**Front Garden**

Chip stone for low maintenance, side access, paved pathways.

Rear Garden

Enclosed with fencing to all sides offering privacy and

seclusion, timber framed storage shed, patio area for alfresco dining, astro turf for low maintenance, small decked area to the rear,

Agents Note

Please be advised that this property is currently leasehold but will be sold as freehold, the property is also currently shared ownership but will be sold with 100% ownership on completion

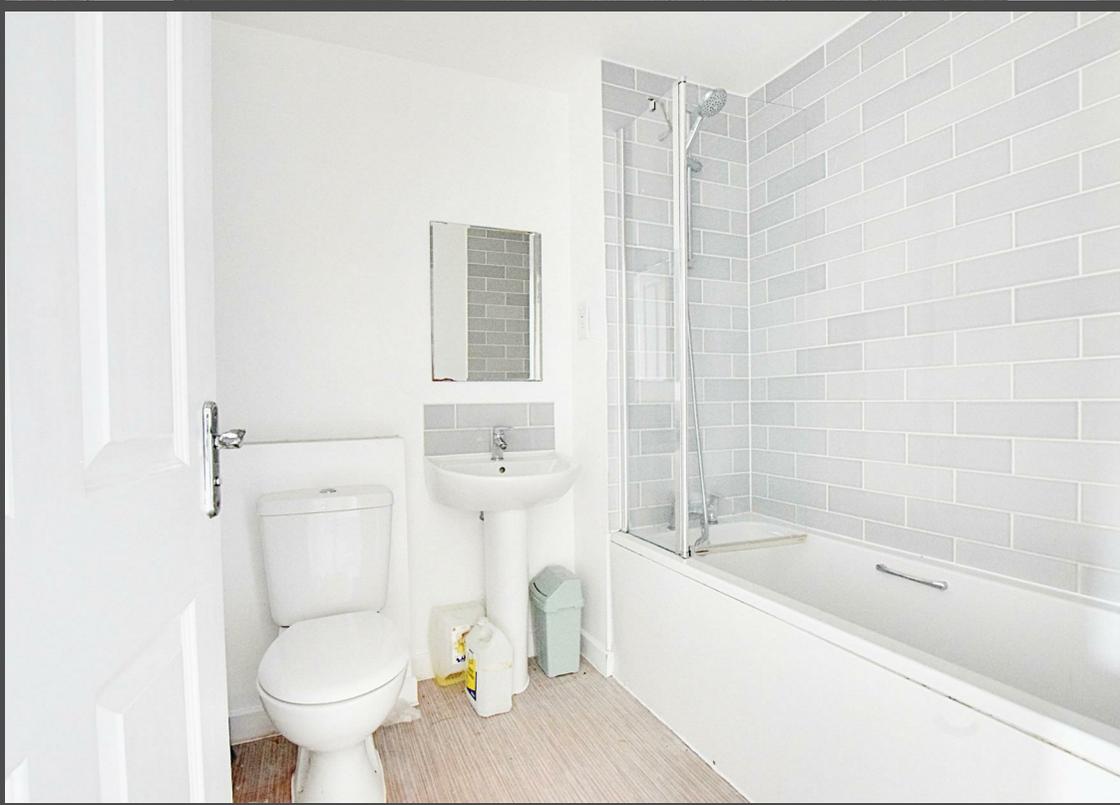
None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

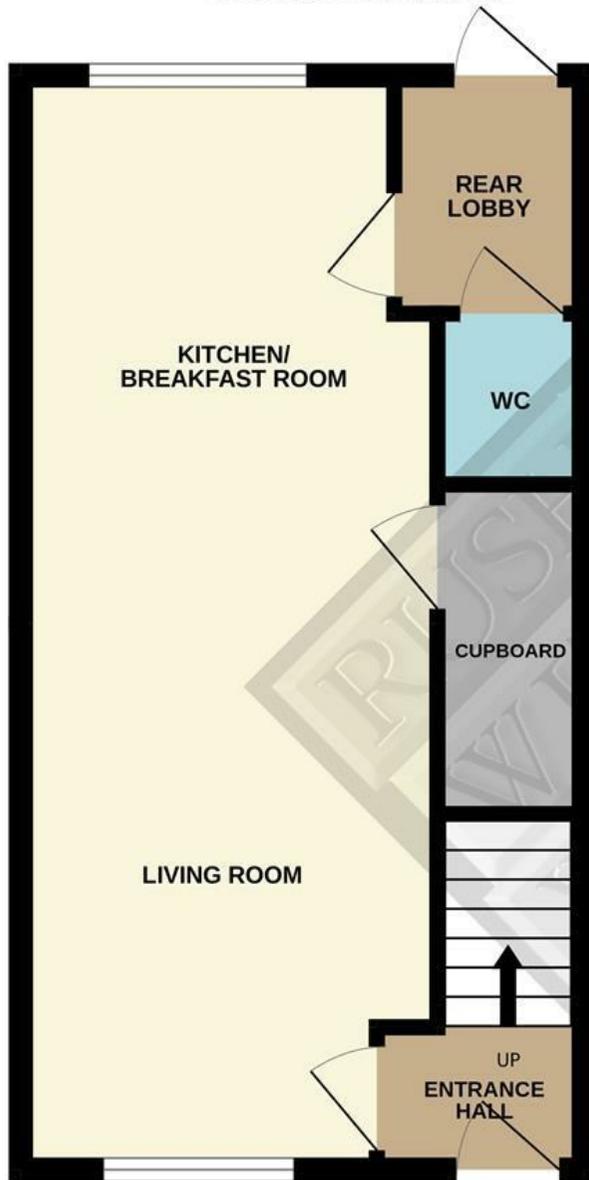
Council Tax Band – C

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

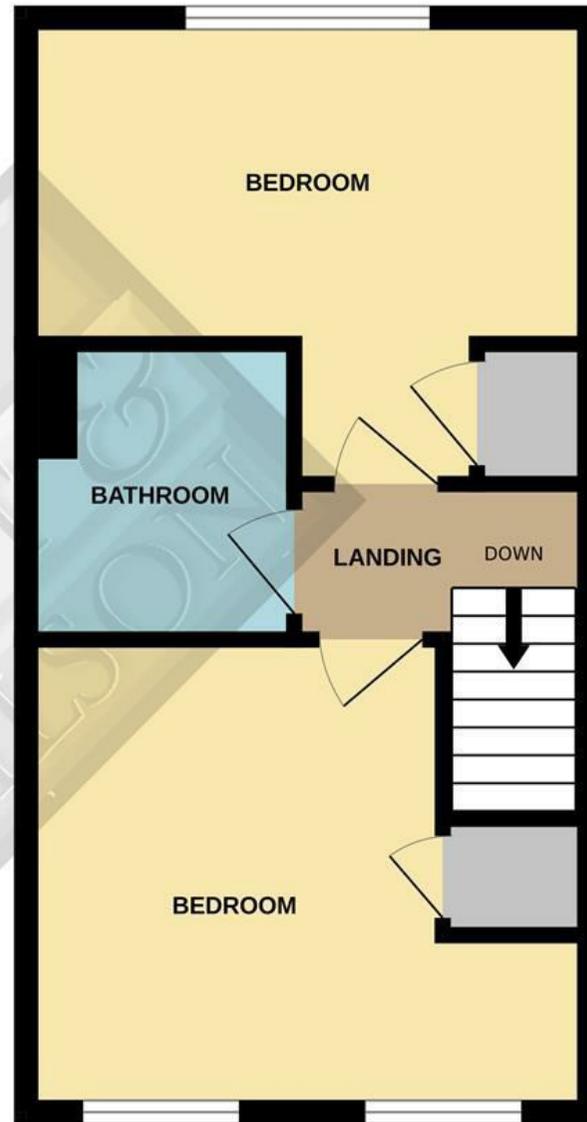
If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.



GROUND FLOOR
360 sq.ft. (33.4 sq.m.) approx.

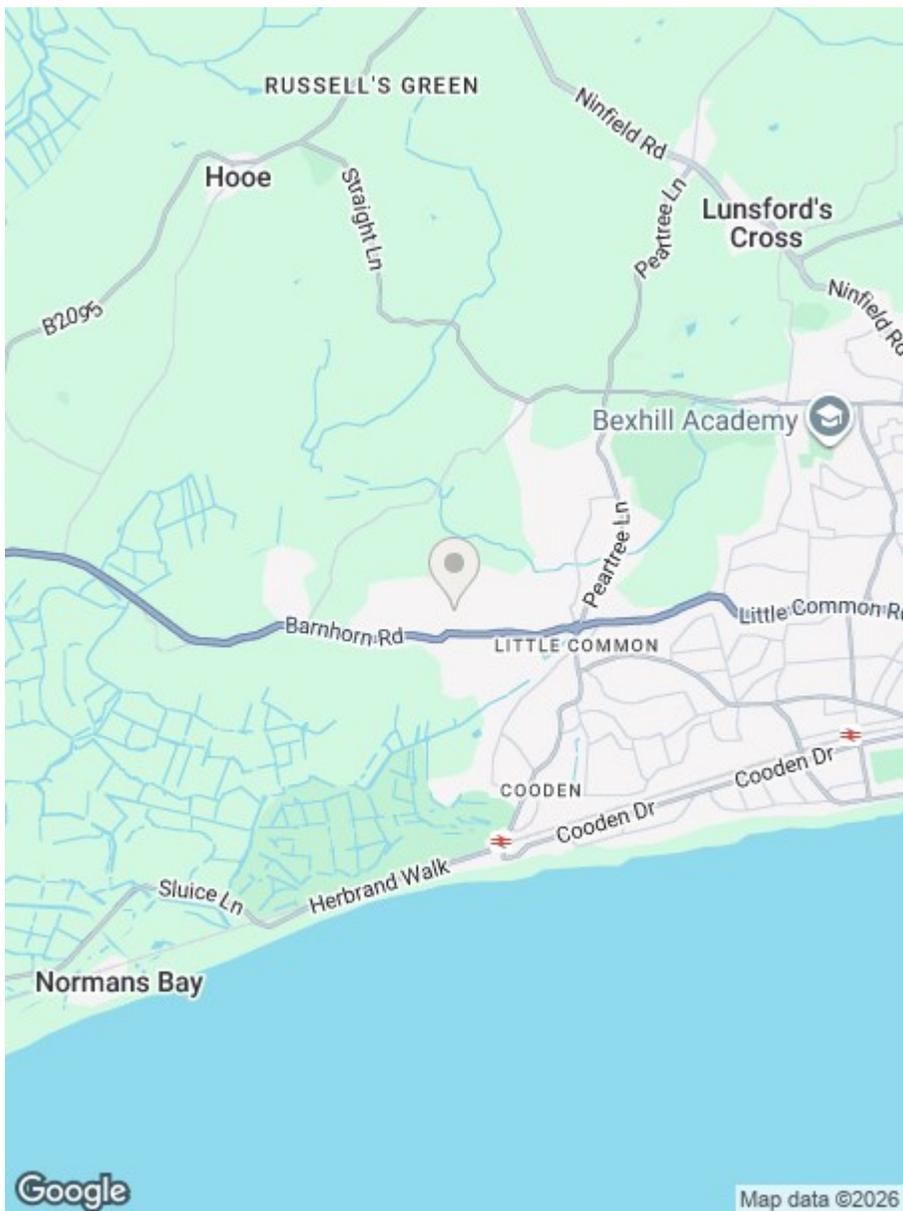


1ST FLOOR
357 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 717 sq.ft. (66.6 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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