



13 Augers Crescent, Bexhill-on-Sea,  
East Sussex TN39 4FN



## PROPERTY DESCRIPTION

An impressive four bedroom detached family home situated on quiet road within the sought after Rosewood Park development which is just a short distance from Little Common Village with an array of shops and amenities. This fine home is the popular 'Bradgate' layout and was constructed approximately seven years ago by David Wilson Homes.

As you enter you are welcomed into an inviting entrance with storage, the ground floor offers spacious accommodation comprising; dual aspect lounge with bay window, study, cloakroom/WC, a magnificent kitchen/dining/family room and utility room. On the first floor there are four good size bedrooms with three having built-in wardrobes, the master with an en-suite shower room and further family bathroom. Outside there is off road parking for two cars, a west facing garden with large patio area and garage which has been insulated and sound proofed. EPC - B.

## FEATURES

- Superb Detached Family Home
- Four Bedrooms With The Master Having An En-Suite & Three With Built-In Wardrobes
- Sought After 'Bradgate' Layout
- Impressive Kitchen/Dining/Family Room
- Situated In Rosewood Park Close To Little Common Village & With On Site Park & Green Space
- Westerly Aspect Rear Garden
- Garage With Rear Access Which Has Been Insulated & Sound Proofed Making An Ideal Gym/Home Office
- Immaculately Presented Throughout
- Ground Floor Study & WC
- Council Tax Band - E





## ROOM DESCRIPTIONS

### Entrance Hall

Accessed via UPVC door, dado rail, storage cupboard with fuse box, radiator, stairs rising to the first floor.

### Cloakroom/WC

Low level WC, corner wash hand basin with mixer tap, radiator.

### Lounge

15' 0" x 12' 0" (4.57m x 3.66m) A bright dual aspect room with double glazed window to the side and bay window to the front, radiator.

### Study

8' 10" x 7' 5" (2.69m x 2.26m) Double glazed bay window to the front, radiator.

### Kitchen/Dining/Family Room

28' 4" x 10' 2" extending to 12' 7" into window/door area (8.64m x 3.10m extending to 3.84m into window/door area )

A fantastic family/entertaining room with plenty of natural light, double glazed windows and French doors leading to the garden, three radiators, feature low hanging pendant lights, a modern fitted kitchen comprising; a range of working surfaces with inset stainless steel sink and drainer unit with mixer tap, inset six tining gas fired hob with large stainless steel extractor fan over, built-in appliances including; fridge/freezer, eye level double oven and grill and dishwasher, under-stairs cupboard.

### Utility Room

8' 7" x 5' 4" (2.62m x 1.63m) UPVC door to the side, working surface area, space for washing machine and tumble dryer, wall mounted gas fired boiler, wall mounted cupboards, radiator.

### First Floor Landing

Access to loft space via hatch, radiator.

### Master Bedroom

11' 8" x 10' 11" to wardrobes (3.56m x 3.33m to wardrobes) A dual aspect room with double glazed windows to the front and side, radiator, a range of quality built-in wardrobes.

### En Suite

Double glazed frosted glass window to the front, a modern three piece suite comprising; large walk-in shower cubicle, wash hand basin with mixer tap, low level WC, ladder style towel rail, shaver point.

### Bedroom 2

12' 2" x 10' 9" to wardrobes (3.71m x 3.28m to wardrobes) Double glazed window to the front, a range of quality built-in wardrobes, radiator.

### Bedroom 3

10' 7" max x 9' 11" to wardrobes (3.23m max x 3.02m to wardrobe) Double glazed window to the rear, a range of quality built-in wardrobes, radiator.

### Bedroom 4

10' 11" max x 10' 7" max (3.33m x 3.23m) Double glazed window to the rear, radiator.

### Family Bathroom

Double glazed frosted glass window to the rear, a modern three piece suite comprising; low level WC, wash hand basin with mixer tap, panelled bath with mixer tap, radiator.

### Garage

18' 6" x 9' 7" (5.64m x 2.92m) Accessed via personal door to the rear, there is currently a stud wall to the front which could be removed for anyone wanting to use the garage for a vehicle, the garage has been sound proofed and insulated making an ideal home office or gym, power points, lighting.

### Outside

To the front there is a lawn area, off road parking for two cars, gated side access.

The rear garden benefits from being of a westerly aspect.

Adjacent to the rear of the property there is an extensive patio area ideal for entertaining, door to the garage, water tap, side access with gated and area ideal for storage, area laid with stones with timber framed shed, raised bed with brick border, remainder of the garden laid to lawn.

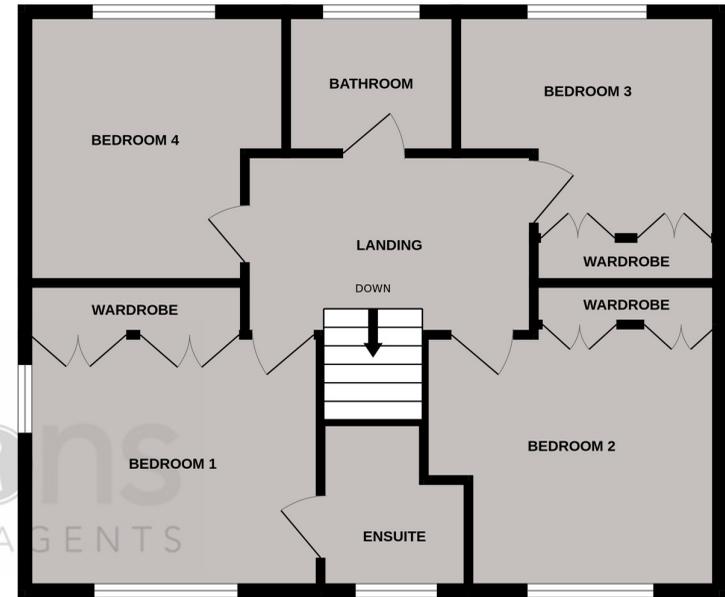
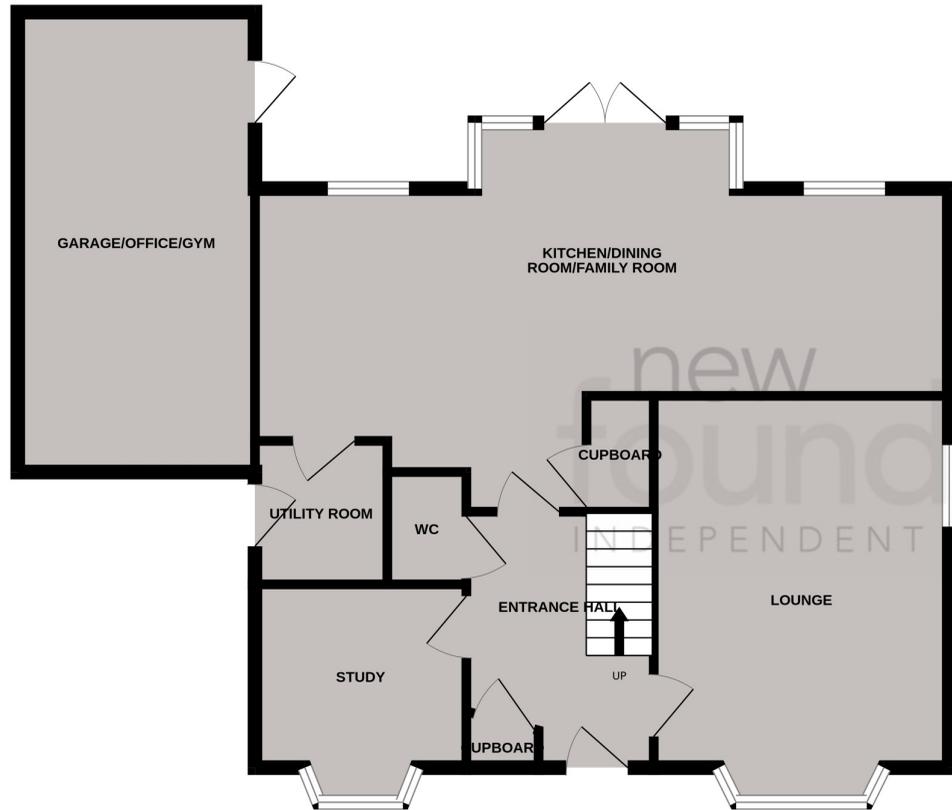
### NB

There is a community charge which was £204.06 for the last 6 months.

# FLOORPLAN

GROUND FLOOR

1ST FLOOR



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
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		93
(81-91)	<b>B</b>	85	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

