



2 Beacon Hill, Bexhill-on-Sea, TN39 5DF

£499,950



4



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2





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2 Beacon Hill

Bexhill-on-Sea, TN39 5DF

- Excellent detached family-size house in tucked-away position in cul-de-sac
- Two good reception rooms, including a living/dining room overlooking the rear garden
- Utility Room
- Integral double garage
- Gas central heating from a newly installed (2026) boiler, plus uPVC double glazing
- Four bedrooms - one with en suite bathroom
- Excellent kitchen/family room with bespoke oak-built kitchen units
- Main bathroom and ground floor cloakroom
- Established gardens - with property well back from the road
- A highly recommended property.

Abbott & Abbott Estate Agents offer for sale this excellent detached family-size house, situated in a tucked-away position at the start of a cul-de-sac at the northern outskirts of the town. Built around 1990 by national builders, Prowtings, the property offers good size and well-presented accommodation which includes four bedrooms - with an en suite bathroom to the main bedroom, two reception rooms including a large living/dining room overlooking the rear garden, cloakroom, and a main bathroom. A particular feature is the kitchen/family room, of an excellent size and with a bespoke oak kitchen, complimented by a separate utility room. Outside, there is an integral double garage and off-road parking, plus established gardens, with the property set well back from the road behind a good size front garden. Gas fired central heating is supplied by a newly installed (2026) boiler, and there are uPVC double glazed windows and exterior doors.

The property is situated just under two miles from the town centre and seafront, close to bus routes, and is well placed for the Bexhill - Hastings link road.



Entrance Hall

Cloakroom

Good Size Living/Dining Room

24'3 max x 12'2 max (7.39m max x 3.71m max)

Study

7'2 x 7'2 (2.18m x 2.18m)

Excellent Kitchen/Family Room

23'6 max x 16' max (7.16m max x 4.88m max)

Utility Room

7'7 x 7' (2.31m x 2.13m)

First Floor Landing

Bedroom One

13'1 x 10' (3.99m x 3.05m)

En Suite Bathroom

Bedroom Two

11'3 x 10'5 (3.43m x 3.18m)

Bedroom Three

10'5 x 9'2 (3.18m x 2.79m)

Bedroom Four

9'2 x 7'6 (2.79m x 2.29m)



Main Bathroom

Off-Road Parking

Integral Double Garage

17' x 17' wide (5.18m x 5.18m wide)

Pretty, Established Gardens

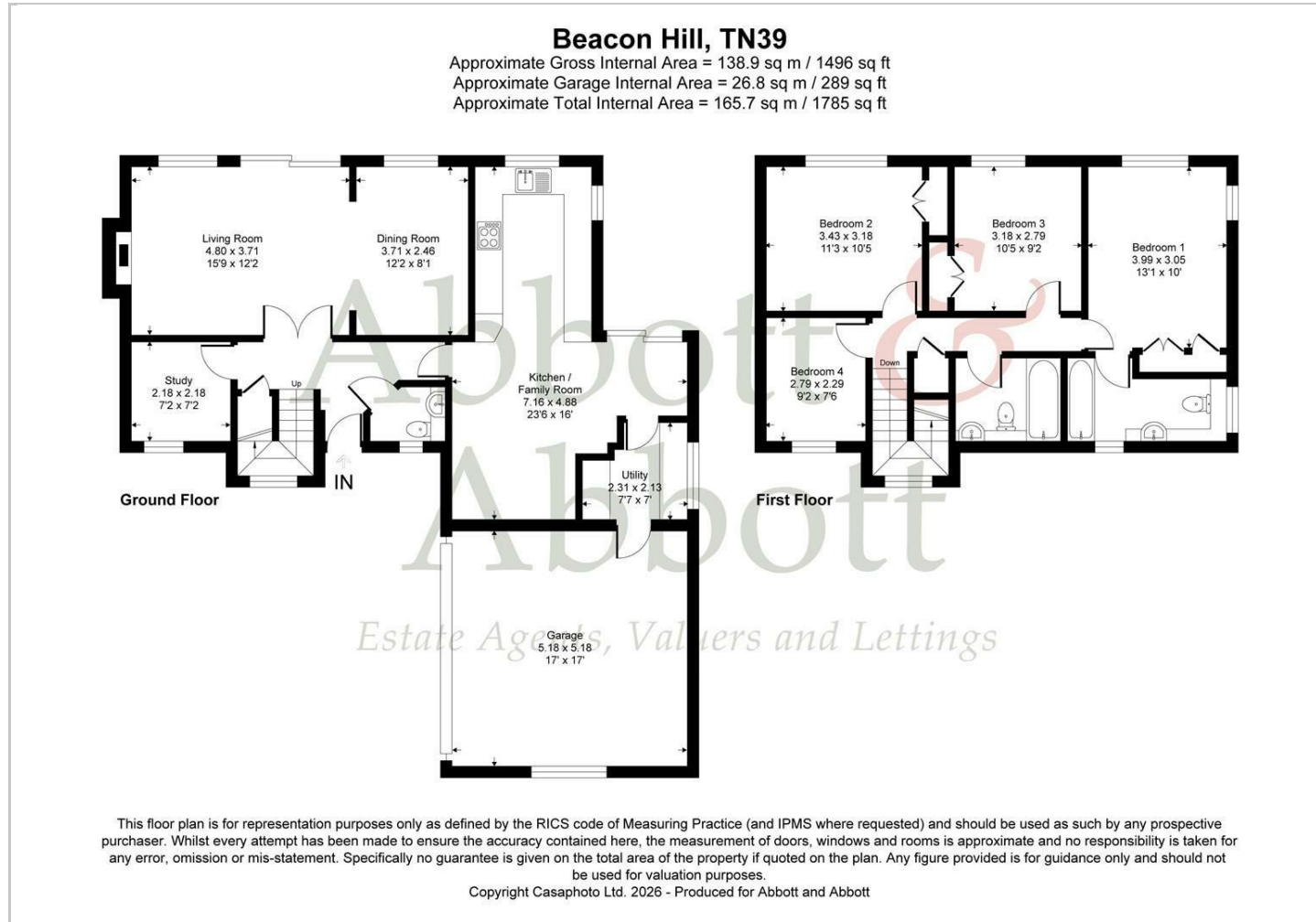
Council Tax Band: F (Rother District Council)

EPC Rating: D





Floor Plans



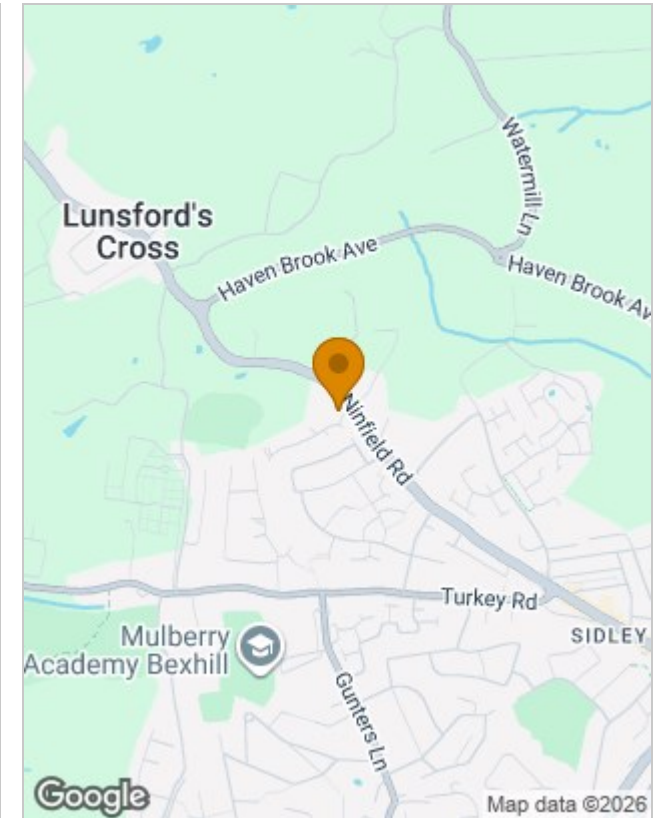
Viewing

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

