



OAKFIELD

Augers Crescent, Bexhill-On-Sea

Asking Price £465,000



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A beautifully presented four bedroom modern detached family home, ideally situated within a quiet residential road on the highly sought-after Rosewood Park development, just a short walk from Little Common Village and its excellent range of local amenities, independent shops, doctors surgery, and the highly regarded Little Common Primary School.

Tastefully decorated throughout, the property offers bright, spacious, and well-planned accommodation ideal for modern family living. The ground floor comprises a welcoming entrance hall, downstairs cloakroom, an impressive 20'9 living room, and a stunning open-plan kitchen/breakfast/family room creating the perfect hub of the home, complemented by a separate utility room.

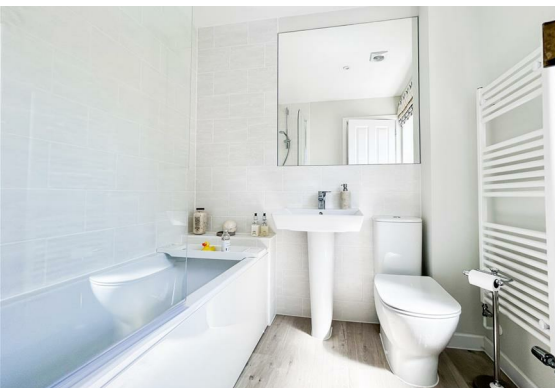
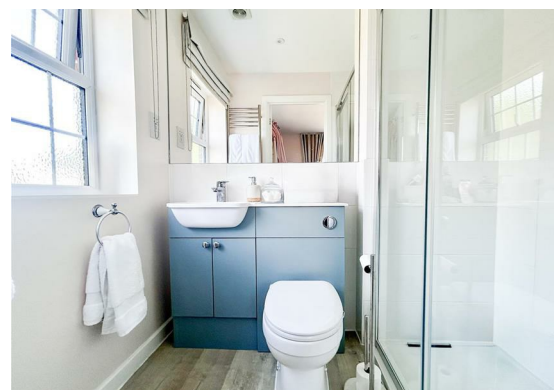
To the first floor are four well-proportioned bedrooms, including a main bedroom with en-suite shower room, alongside a contemporary family bathroom.

Further benefits include gas central heating, double glazing throughout, off-road parking leading to a single garage, and a stylish enclosed rear garden. The garden has been thoughtfully designed to create a relaxing haven, perfect for entertaining, barbecues, and socialising with family and friends.

Owned by the current vendor since new, the property also benefits from the remainder of a 10-year new build warranty, with approximately 7 years remaining.

Offering a real "home from home" feel, this wonderful property must be viewed to fully appreciate the quality, location, and lifestyle on offer.





Living Room

20'9" x 13'2" (6.32m x 4.01m)

Kitchen/Dining Room

21'1" x 15'7" (6.43m x 4.75m)

Utility Room

6'8" x 5'7" (2.03m x 1.70m)

WC

6'3" x 3'2" (1.91m x 0.97m)

Bedroom

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

Bedroom

12'4" x 12'1" (3.76m x 3.68m)

Bedroom

12'5" x 8'8" (3.78m x 2.64m)

Bedroom

8'5" x 9" (2.57m x 2.74m)

Bathroom

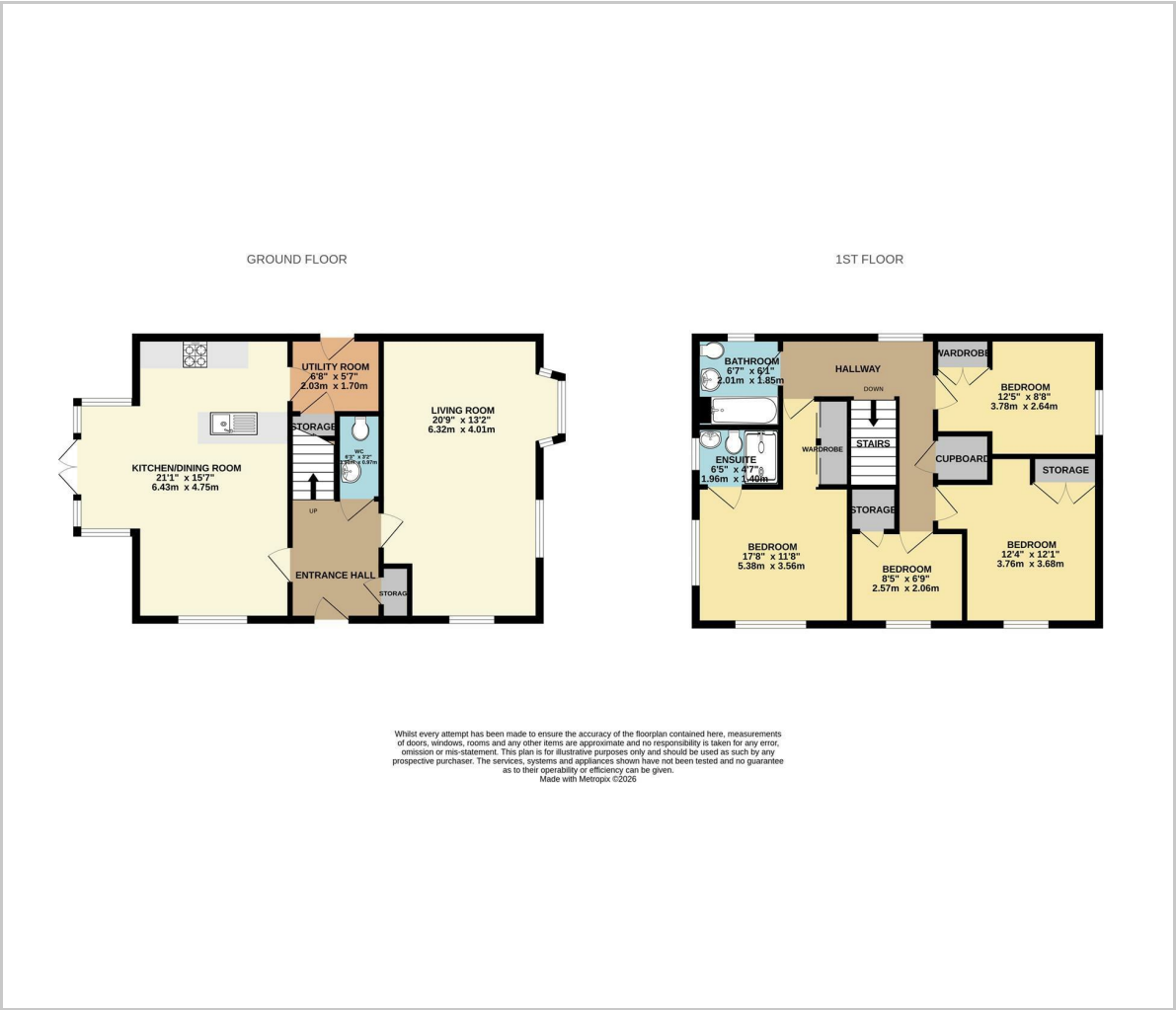
6'7" x 6'1" (2.01m x 1.85m)

Ensuite

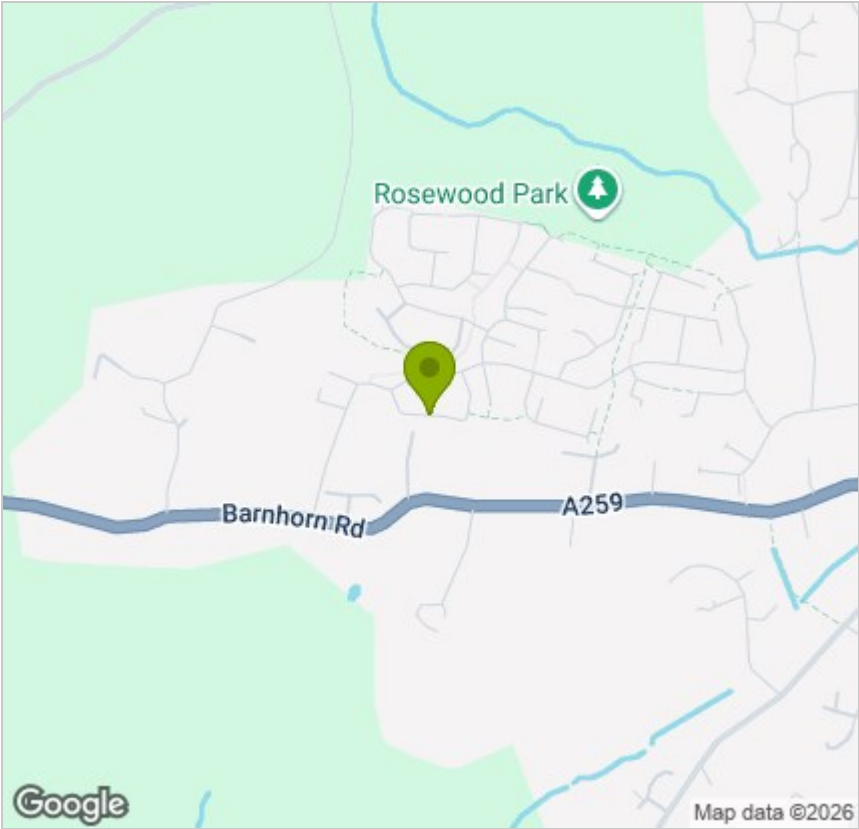
6'5" x 4'7" (1.96m x 1.40m)

Council Tax Band E - £3,301.16 Per Annum

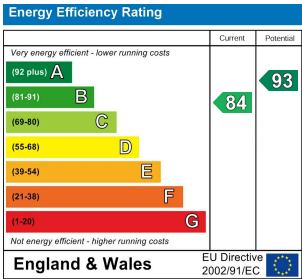
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact us on 01424 224700 if you wish to arrange a viewing appointment for this property or require further information.

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