Abbott & Abbott

Estate Agents, Valuers and Lettings



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

£499,950

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2 Beacon Hill

Bexhill-on-Sea, TN39 5DF

£499,950



- Excellent detached family-size house in quiet, off-road position in cul-de-sac
- Two good reception rooms, including a living/dining room overlooking the rear garden
- Utility Room
- Integral double garage with extensive off-road parking to the front
- Gas central heating from a newly installed (2026) boiler, plus uPVC double glazing
- Four bedrooms
- Excellent kitchen/family room with bespoke oak-built kitchen units
- Two bathrooms - with one ensuite plus ground floor cloakroom
- Established and decorative gardens - with property well back from the road
- Highly recommended

Abbott & Abbott Estate Agents offer for sale this excellent detached family-size house, situated in a quiet, tucked-away position off a private driveway 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, a ground floor 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 extensive off-road parking, plus established, decorative gardens, with the property set well back from the road behind a good size front garden and a terraced rear 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







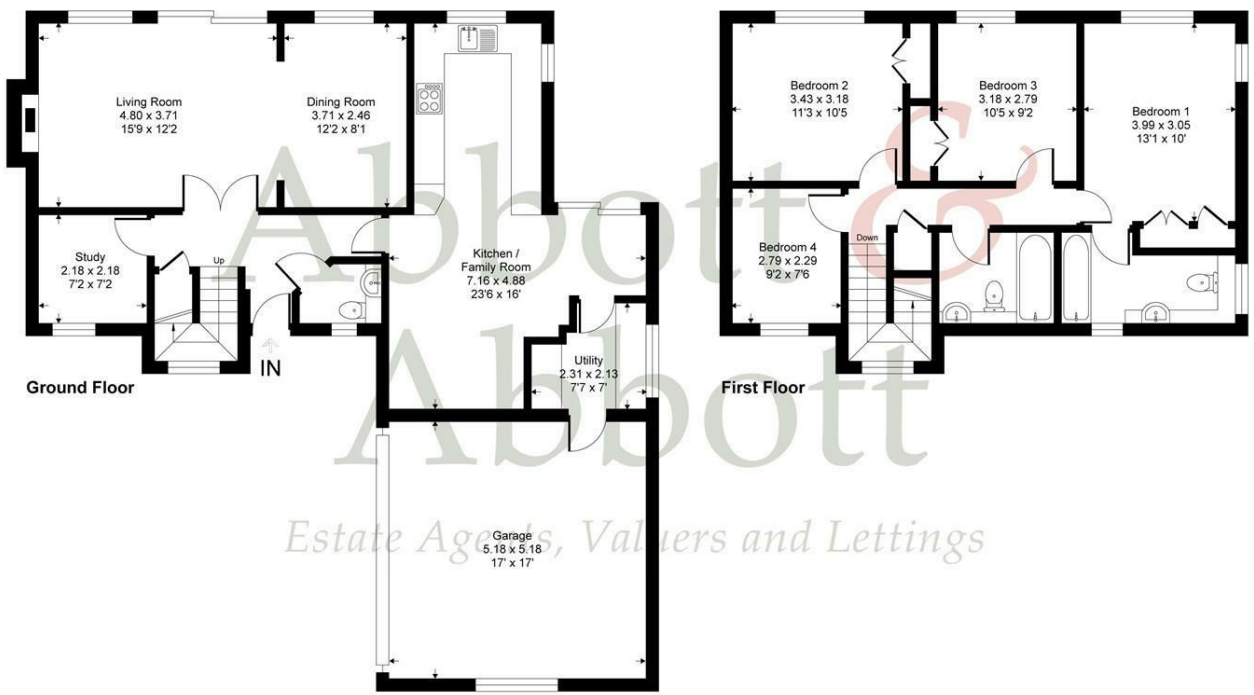








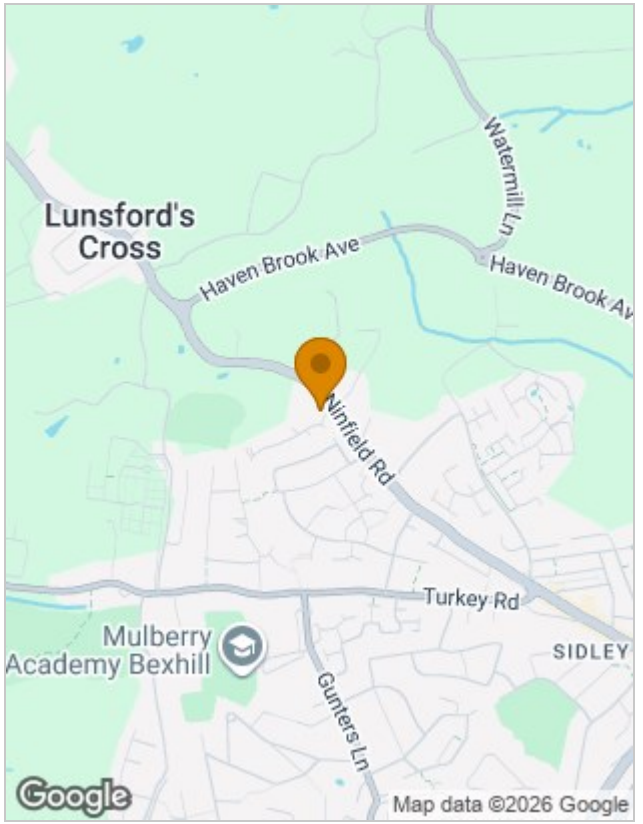
Floor Plans



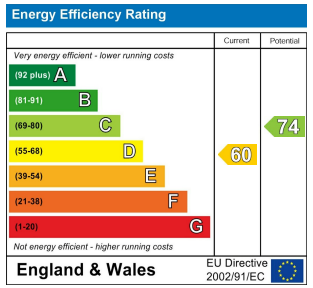
This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

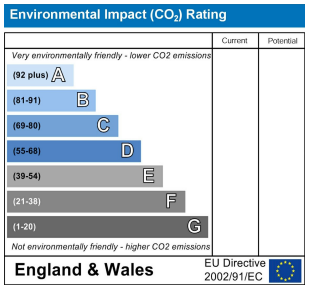
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Location Map



Energy Performance Graph





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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