

**RUSH
WITT &
WILSON**



9 South Cliff, Bexhill-On-Sea, East Sussex TN39 3EJ
£1,375,000

A very special four bedroom detached beach fronted house with direct beach access and stunning panoramic sea views. 'White Horses' comes complete with a one bedroom self contained annex with kitchen; bedroom; bathroom and private entrance, solar energy heated swimming pool overlooking the beach, four reception rooms, upvc conservatory, four bathrooms, private front and stunning south facing rear garden with an array of sun terraces designed to enjoy this fabulous seafront location, gas central heating system, double glazed windows and doors, two south facing glass sun balconies off principle bedrooms, off road parking, viewing comes highly recommended by RWW sole agents. Council Tax Band G.



Entrance Porch

With entrance door, windows to front and side elevations.

Entrance Hallway

Under stairs storage cupboard.

Shower Room

WC with low level flush, inset wash hand basin with vanity unit beneath, shower cubicle with controls and showerhead, obscured glass window to the front elevation, heated towel rail, tiled walls.

Living Room

23'1 x 16'6 (7.04m x 5.03m)

Patio doors and windows overlook the rear garden with stunning sea views, real flame gas fire set in ornate fireplace with surround.

Dining Room/Study

12'1 x 9'7 (3.68m x 2.92m)

Sliding patio doors through to conservatory. 12'1 x 9'9 study area, window to front elevation.

Conservatory

15'7 x 14'9 (4.75m x 4.50m)

UPVC construction, overlooks the southerly elevation with stunning sea views, jacuzzi.

Kitchen/Breakfast Room

15'3 x 11' (4.65m x 3.35m)

Window to front elevation, fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, one and half bowl single drainer sink unit with mixer tap, plumbing for dishwasher, gas hob, fitted double oven with grill, breakfast bar, bricked archway through to living room, space for fridge freezer, tiled splashbacks.

Utility Room

Comprising base and wall units, plumbing for washing machine, single drainer stainless steel sink unit, tiled splashbacks, space for fridge, window to side elevation.

Workshop

24'4 x 5'8 (7.42m x 1.73m)

Door to front and door to side, windows to both side and rear elevations, large built in storage cupboards suitable for garden tools.

Annex

With private entrance to the side elevation

Annex Kitchen

8' x 8'8 (2.44m x 2.64m)

Fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, tiled splashbacks, space for fridge and space for freezer.

Annex Living Room

15'9 x 11'3 (4.80m x 3.43m)

Patio doors lead out onto the rear garden with stunning sea views.

Annex Bedroom

12'6 x 9'4 (3.81m x 2.84m)

Window overlooks the side elevation, and obscure glass to the front, corner shower cubicle with electric shower units, controls and showerhead.

Annex Shower Facilities

WC with low level flush, wall mounted wash hand basin with tiled splash backs, single radiator, obscured glass window overlooks the front elevation, electric heated towel rail.

First Floor Landing

Window to the front elevation, access to converted loft space.

Bedroom One

25'4 x 12'5 (7.72m x 3.78m)

Built in wardrobe cupboards, French doors lead out onto south facing sun balcony with stunning sea views, further window to the rear.

En-Suite

Comprising marble wall mounted wash hand basin with vanity drawers beneath, wc with low level flush, shelving, tiled splashbacks, walk in shower cubicle with shower unit and controls.

Bedroom Two

12'5 x 12' (3.78m x 3.66m)

Fitted wardrobe cupboard, window overlooking the southerly elevation with stunning sea views, door to secondary sun balcony/terrace which is enclosed with glass and hand rails.

Bedroom Three

12'1 x 6'9 (3.68m x 2.06m)

Windows to the front and side elevations.

Reading Room

7'6 x 10'9 (2.29m x 3.28m)

Window to the front elevation, built in wardrobe cupboards, stairs to second floor landing.

Family Bathroom

With panelled bath, pedestal mounted wash hand basin, obscured glass window to the front elevation.

Shower Room

Suite comprising walk in shower with wall mounted electric shower unit, wc with low level flush, inset wash hand basin, part tiled walls, obscured glass window to the front elevation.

Second Floor Landing

Bedroom Four

16'7 x 11'10 (5.05m x 3.61m)

Window overlooking the southerly elevation with stunning panoramic sea views, door through loft access for storage, additional eaves storage space.

Outside

Front Garden

Mainly laid to lawn with beautiful elevated rockery areas, well planted with various shrubs and plants of various kinds, enclosed with retaining walls to all sides, off road parking is available on the bricked paved driveway for multiple vehicles, door to side access, further well stocked flowerbeds.

Rear Garden

A particular feature of the property, boasting stunning panoramic sea views, the garden is mainly laid to lawn with some beautiful landscaped rockery features stocked with beautiful shrubs and plants of various kinds, there are bricked paved areas for alfresco dining to the immediate rear of the property with bricked pathways leading down to the swimming pool area, all enclosed with a combination of retaining walls and fencing, some beautiful specimen trees, the swimming pool area has a summerhouse with extensive patios perfect to enjoy this very special beach fronted view, the swimming pool is solar heated with gentle steps that lead into the pool, the pathway then descends slightly towards the beach access and promenade area which is accessed via wrought iron gates, there are also additional seating areas to enjoy the beautiful seaside position, large brick built workshop and pool house, ornamental fishpond, predominantly shingled areas with beach plants and shrubs, outside water tap and raised rockery.

Agents Note

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.

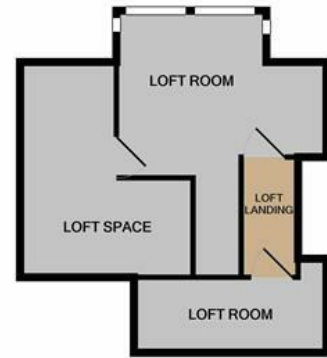




GROUND FLOOR
APPROX. FLOOR
AREA 1852 SQ.FT.
(173.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 885 SQ.FT.
(82.2 SQ.M.)

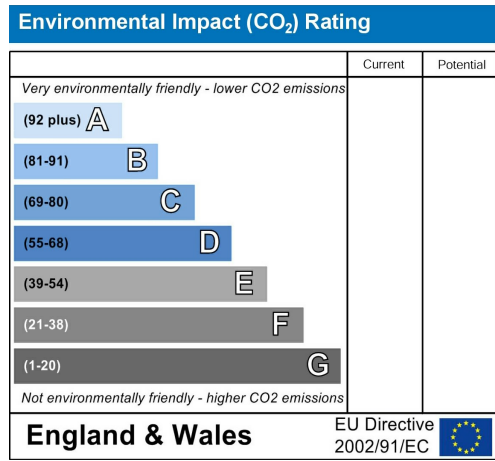
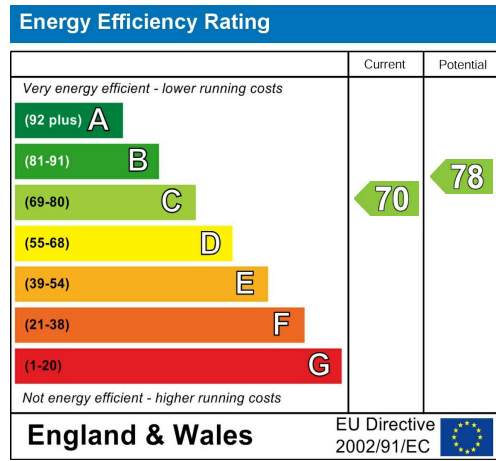
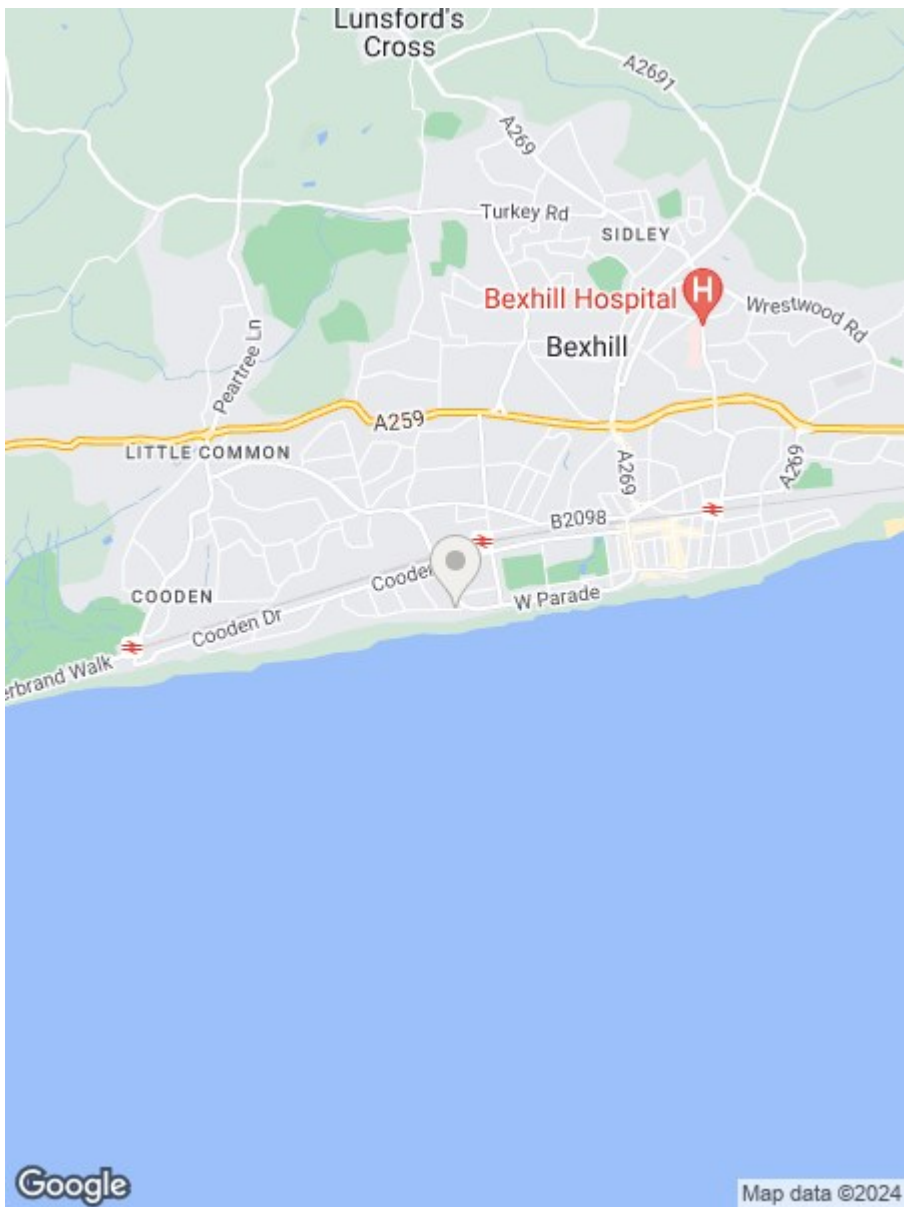


LOFT
APPROX. FLOOR
AREA 307 SQ.FT.
(28.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 3055 SQ.FT. (283.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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