

**RUSH
WITT &
WILSON**



13 South Cliff Avenue, Bexhill-On-Sea, East Sussex TN39 3EB
£1,100,000

An opportunity to acquire this exceptionally well presented four bedroom detached house ideally located in the highly sought after location of South Cliff offering stunning sea views and south westerly gardens spanning to three sides of the property. Offering bright and spacious accommodation throughout the property comprises four bedrooms, two of which benefit from en-suites with the master bedroom further benefiting from walk in dressing room, lounge, separate dining room, large kitchen/dining room, conservatory, family bathroom, ground floor wc, study, large store room and large entrance hall. Other internal benefits include gas central to radiators and double glazed windows throughout. Externally the property offers beautifully maintained gardens to three side of the property, offering stunning sea views across the bay towards Beachy Head, driveway offering off road parking for multiple vehicles leading to double garage. Conveniently situated in this highly desired location of South Cliff with easy access to the beach. Viewing comes highly recommended by RWW Bexhill to fully appreciate this stunning property in this exceptional location.



Veranda

With composite obscured glass panelled front door with obscured glass panelled sidelight windows leading to entrance hall.

Entrance Hall

10'6" x 10'11" (3.22 x 3.34)

Front aspect double glazed window, set of glass panelled internal double doors giving through access to hallway, large range of fitted cupboards all with hanging space, shelving and lighting, tiled floor with under floor heating.

Hallway

23'2" x 8'7"(approximately) (7.07 x 2.64(approximately))

Radiator, engineered Polish oak flooring, stairs leading to first floor, steps leading down to large storage room.

Lounge

28'3" x 12'11" (8.62 x 3.94)

Front aspect double glazed windows with views across the sea towards Eastbourne and Beachy Head, set of sliding patio doors leading through to conservatory, door leading through to dining room, feature fireplace with fitted gas fire, feature alcoves, three radiators, wall mounted up-lighters.

Conservatory

14'9" x 12'9" (4.50 x 3.89)

Triple aspect double glazed window to three sides with sea views across towards Eastbourne and the South Downs, set of sliding patio doors giving access to the garden, tiled floor with under floor heating.

Dining Room

14'11" x 13'10" (4.55 x 4.23)

Double aspect, double glazed windows to the side and rear elevations, radiator, wall mounted up-lighters.

Office

8'2" x 5'10" (2.51 x 1.80)

Rear aspect double glazed window, radiator.

Kitchen / Diner

27'8" x 11'11" (8.45 x 3.64)

Double aspect, double glazed windows to the rear and side elevations, obscured glass panelled stable door with access to rear garden, door giving internal access to garage, radiator, fitted kitchen with a range of matching wall and base level units with solid granite worktop surfaces, multi fuel Aga with two gas ovens, two gas hot plates, four gas ring burner hob and two electric ovens, fitted extractor hood above, integrated under counter fridge, integrated dishwasher, inset double butler sink with worktop drainer and mixer tap, space for freestanding American style fridge/freezer, space for additional freestanding fridge, granite up-stands, recessed ceiling spotlights, engineered Polish oak floor.

Cloakroom

Obscured internal high window, heated chrome towel rail, low level wc,

vanity unit with wash hand basin, mixer tap, storage cupboards beneath, mosaic tiled splash back, recessed ceiling spotlights, extractor fan, engineered Polish oak flooring.

Store Room

8'3" x 6'4" (2.52 x 1.94)

Steps leading down to large store room with tiled floor with under floor heating, hanging space, shelving, recessed ceiling spotlights.

Half Landing

Stairs leading to First floor, large half landing with front aspect double glazed french doors with Juliet balcony with stunning sea views towards Beachy Head.

First Floor Landing

Access to loft space with pull down ladder, airing cupboard housing the hot water cylinder with slatted shelving, large storage cupboard with rear aspect double glazed windows, recessed ceiling spotlights and a range of fitted cupboards with hanging space and shelving.

Master Bedroom

18'6" x 12'5" (5.65 x 3.81)

Front aspect double glazed window and double glazed French doors with Juliet balcony, stunning south westerly sea views towards Beachy Head, radiator, open archway leading through to dressing room, door leading through to en-suite.

Walk In Dressing Room

11'11" x 4'2" (to the wardrobes) (3.64 x 1.28 (to the wardrobes))

Rear aspect double glazed widows, large range of high quality fitted wardrobes all with hanging space, shelving and built in lighting, door giving access to large eaves storage cupboard which is fully boarded providing ample storage space, recessed ceiling spotlights.

En-Suite Wet Room

Rear aspect double glazed window, modern suite comprising heated chrome towel rail, low level wc, his and hers wall mounted wash hand basin with storage drawers beneath and mixer taps, fitted his and hers bathroom mirror cabinets, walk in shower cubicle with wall mounted shower controls, shower attachment and rain affect shower head, pebbled affect tiled floor with under floor heating, stone tiled walls, recessed ceiling spotlights and extractor fan.

Bedroom Two

13'8" x 12'11" (4.18 x 3.96)

Double aspect, double glazed window to the front and side elevations both with sea views, radiator, door giving access to en-suite, multiple fitted wardrobe with hanging space, fitted drawers.

En-Suite

Side aspect obscured double glazed windows, heated chrome towel rail, modern white bathroom suite comprising low level wc, bidet with mixer tap, panelled enclosed bath with mixer tap and shower attachment, vanity unit with wash hand basin, storage cupboards beneath and mixer tap, walk in shower cubicle with wall mounted

shower controls and shower attachment with rain affect shower head, recessed ceiling spotlights, extractor fan, part tiled walls, fitted bathroom mirror/cabinet with electric shaver point and lighting.

Bedroom Three

13'0" x 11'6" (3.98 x 3.51)

Rear aspect double glazed window, radiator, fitted wardrobes with hanging space, shelving and drawer units.

Bedroom Four

9'8" x 7'10" (2.96 x 2.40)

Front aspect double glazed windows with stunning sea views towards Beachy Head, radiator.

Family Bathroom

Rear aspect double glazed window, heated chrome towel rail, modern white bathroom suite comprising low level wc, vanity unit with wash hand basin mixer tap and storage unit beneath, extra large bath with granite side, mixer tap, chrome controls and chrome hand/shower attachment, tiled walls, ceiling mounted spotlights, tiled floor, extractor fan.

Utility Room/Sauna

13'0" x 9'8" (3.98 x 2.961)

Comprising matching wall and base level units, single drainer and mixer tap, door leading to garage, sauna, newly installed gas central heating boiler, window to rear aspect.

Integral Double Garage

Internal door giving access to Utility, electric up and over door, overhead storage.

Outside

Rear Garden

Mainly stone patio laid with raised flowerbeds with mature plant and shrub boarders, large timber shed with light and power, gated access down one side leading to driveway, the rest of the garden leads onto the side/front garden.

Side/Front Garden

Stunning south westerly facing garden with sea views. Beached areas providing social areas suitable for alfresco dining, the rest of the garden is mainly laid to lawn with mature plant, fence borders, the garden then wraps around to the front of the property with gated access leading to the front drive.

Front Of Property

Large resin driveway providing off road parking for multiple vehicles leading to the integral double garage and veranda leading through to front door.

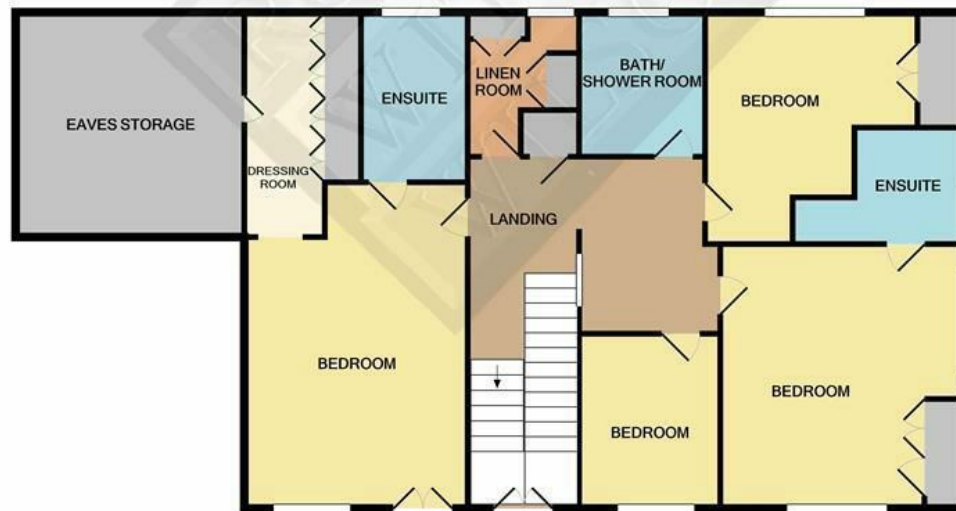
Agents Note

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 1887 SQ.FT.
 (175.3 SQ.M.)

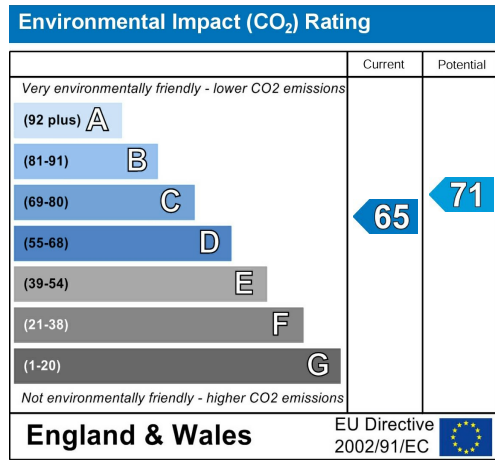
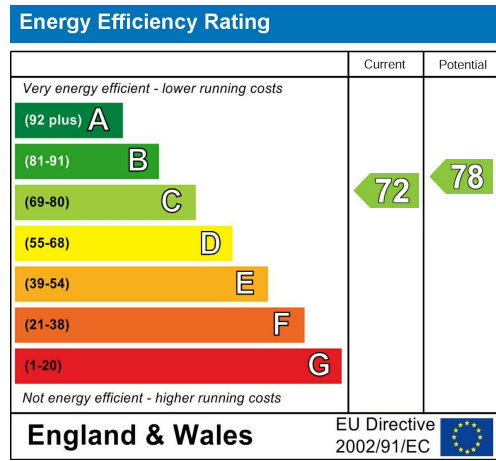
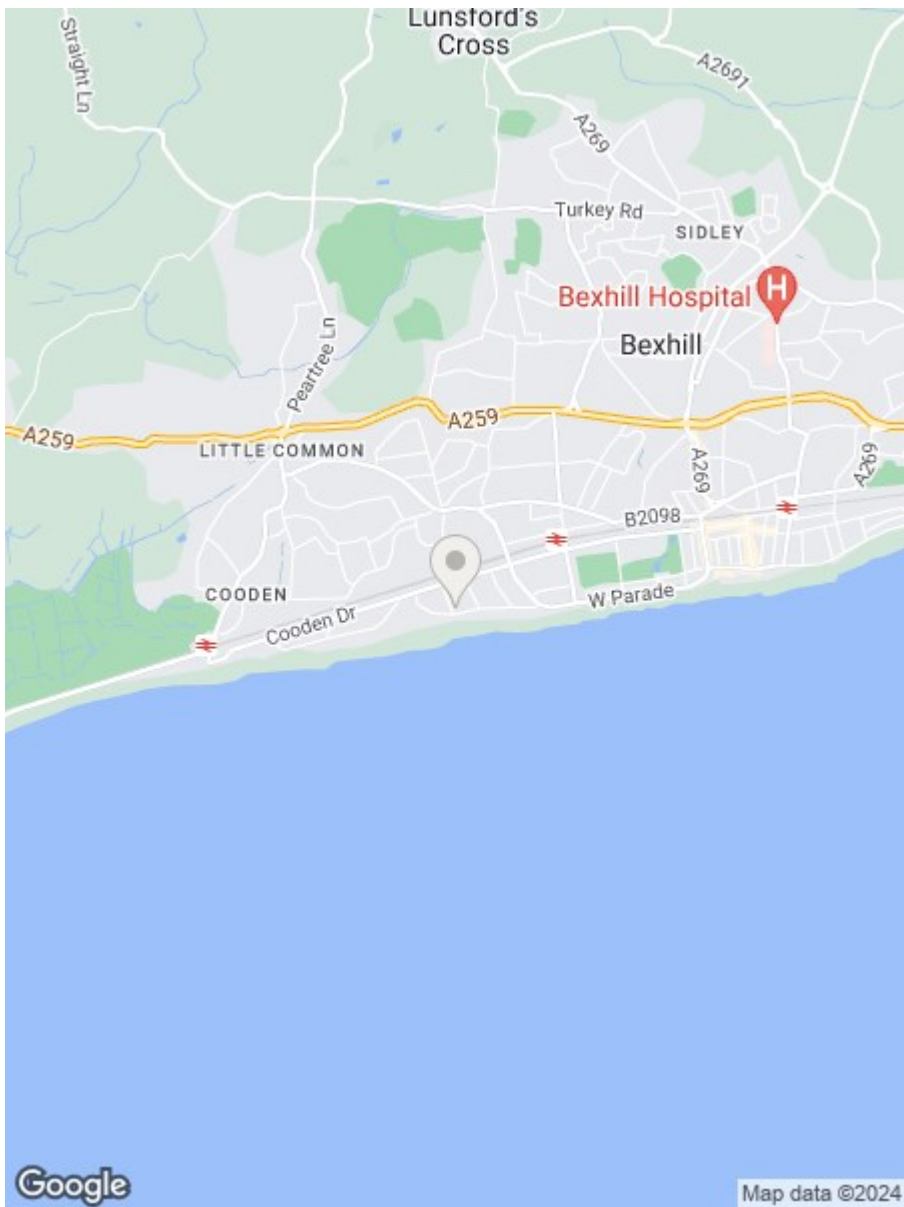


1ST FLOOR
 APPROX. FLOOR
 AREA 1293 SQ.FT.
 (120.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 3180 SQ.FT. (295.4 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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