

**RUSH
WITT &
WILSON**



20 South Cliff, Bexhill-On-Sea, East Sussex TN39 3EJ
£1,150,000

A very substantial four double bedroom detached seaside family house with stunning sea views, situated in the highly sought after Cooden Beach Bexhill, large southerly facing first floor sun terrace, spacious kitchen/breakfast room, utility room, downstairs cloak room, four reception rooms, three bathrooms, beautiful front and secluded rear gardens, double glazed windows and doors, single garage, en-suite to master bedroom, extensive off road parking to the front of the property, in-out driveway, viewing comes highly recommended by RWW sole agents. Council Tax Band G.



Entrance Hallway

With obscure glass windows to both the side and rear elevations, two double radiators, under stairs storage cupboard, door leading to the rear garden.

Living Room

12'4" x 13'10" (3.78 x 4.24)

Window to the side elevation, real flame gas coal effect fire set in ornate fireplace, double radiator.

Reception Room Two

19'11" x 12'8" (6.09 x 3.87)

Triple aspect windows to both the front and side elevations, double radiator.

Reception Room Three

20'5" x 16'0" (6.24 x 4.90)

Two windows overlook the front elevation, two double radiators, real flame gas coal effect fire set in ornate fireplace.

Bathroom

Modern suite comprising panelled bath with mixer tap, hand/shower attachment, walk in shower cubicle with chrome controls and chrome showerhead, wc with low level flush, ornate wash hand basin, chrome heated towel rail, tiled wall and floor, obscured glass windows to the rear elevation.

Kitchen/Breakfast Room

13'4" x 13'9" (4.07 x 4.21)

Window to the rear elevation, fitted kitchen comprising a range of base and wall units with straight edge worktops, one and half bowl enamel sink unit with mixer tap. space for fridge/freezer, double radiator, space for range still cooker in recess with tiled splashbacks, mantle and wood surround.

Utility Room

10'0" x 6'7" (3.07 x 2.02)

Two windows to the rear elevation, plumbing for washing machine, space for tumble dryer, base units with straight edge worktops, twin circular bowl sinks with mixer tap, built in storage cupboard, under counter space for additional white goods.

Reception Room Four/Snug

11'6" x 10'0" (3.53 x 3.06)

French doors and windows overlook the rear elevation, double radiator.

First Floor Landing

Window to the side elevation, access to large roof space void - suitable for further conversion subject to planning, double radiator.

Bedroom One

16'0" x 15'11" (4.90 x 4.86)

Window overlooks the front elevation with beautiful sea views, double radiator, fitted wardrobe cupboards, door leading to large south facing sun balcony.

En-Suite

Comprising walk in shower with gold controls and fixed showerhead, sliding door, wc with low level flush, pedestal mounted wash hand basin, double radiator, obscured glass window to the side elevation, half height wood wall panelling.

Bedroom Two

13'11" x 9'11" (4.25 x 3.04)

Window to both the rear and side elevations, double radiator.

Bedroom Three

10'1" x 10'1" (3.09 x 3.08)

Window to the rear elevation, double radiator, linen cupboard.

Bedroom Four

11'10" x 13'11" (3.61 x 4.25)

Two windows overlook the southerly elevation with sunning sea views, double radiator, built in wardrobe cupboard.

Bathroom

Suite comprising corner bath with hand/shower attachment and mixer tap, double radiator, pedestal mounted wash hand basin, obscured glass window overlooks the rear elevation.

Separate Cloakroom

WC with low level flush, obscured glass window overlooks the rear elevation.

Outside

Front Garden

Mainly designed for extensive off road parking on in-out driveway, beautifully stocked flower and shrub beds, all enclosed with a combination of retaining walls and hedging to all sides providing privacy and seclusion, outside lighting.

Rear Garden

Beautifully arranged and extensive in size, mainly laid to lawn with a whole host of mature plants, shrubs and trees of various kinds, patio area for alfresco dining, brick columns, shingled area, side access is available.

Integral Garage

19'0" x 9'7" (5.80 x 2.94)

With up and over door, power and light, wall mounted gas central heating and domestic hot water boiler.

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
1430 sq.ft. (132.8 sq.m.) approx.

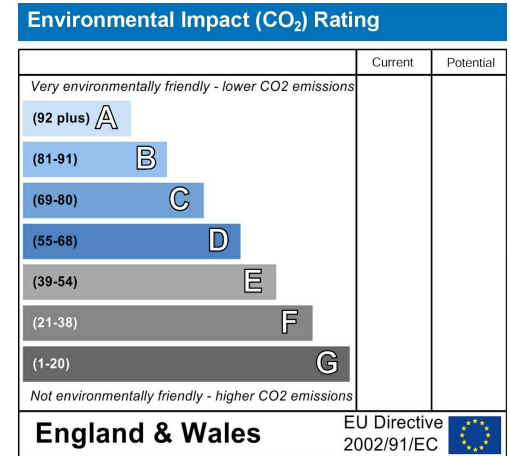
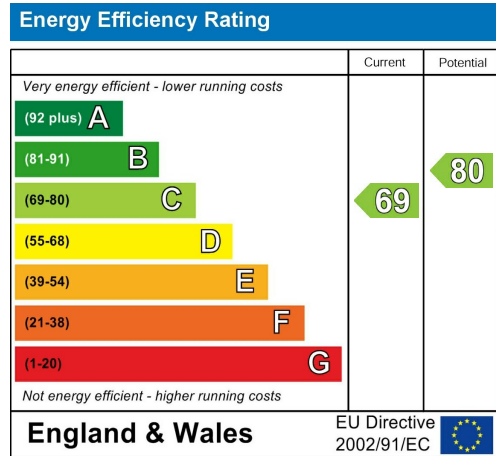
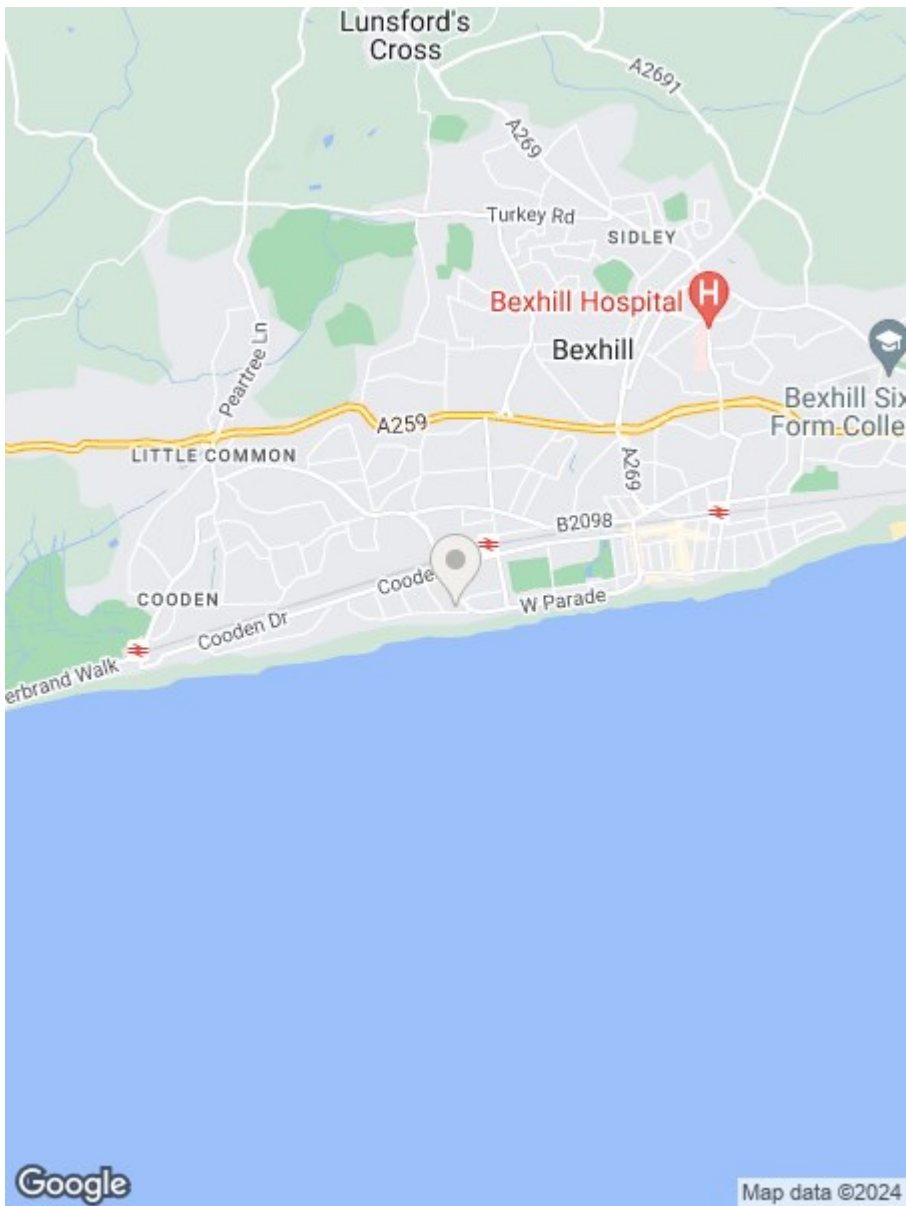


FIRST FLOOR
892 sq.ft. (82.8 sq.m.) approx.



TOTAL FLOOR AREA : 2321 sq.ft. (215.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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