

**RUSH
WITT &
WILSON**



50 South Cliff, Bexhill-On-Sea, East Sussex TN39 3EE
Guide Price £1,350,000

A stunning five bedroom family house with beautiful sea views situated in this highly sought after area of South Cliff, Cooden Beach. Renovated, modernised and improved to an exceptionally high standard with no expense spared. The accommodation provides grand entrance hallway, downstairs cloakroom, living room, family room with wood burning stove, kitchen/breakfast room, utility room, study, laundry room, master bedroom with dressing room and en-suite shower room, there is further en-suite bathroom and a family bathroom. The property also has herringbone solid wood flooring, beautiful private landscaped gardens, gas central heating system, double glazed windows and doors. Viewing comes highly recommended by Rush Witt & Wilson, Sole Agents. Council Tax Band G.



Grand Entrance Hallway

With entrance door, windows to either side elevations, herringbone solid wood flooring.

Cloakroom

WC with low level flush, wall mounted wash hand basin, built-in cupboard, tiled floor.

Living Room

24'1 x 22'8 (7.34m x 6.91m)

Ornate stone fireplace with real flame living fire, onyx plinth, herringbone solid wood flooring, stunning bay window to the front elevation with sea views.

Family Room

28'6 x 14'1 (8.69m x 4.29m)

Bi-folding doors to both front and side elevations, solid wood herringbone flooring, wood burning stove, double opening doors open back out into the entrance hall.

Kitchen/Breakfast Room

33'6 at widest point x 12'2 (10.21m at widest point x 3.71m)

Bespoke kitchen comprising marble worktops, grey base and wall units with pram handles, twin butler sink with mixer tap, centre island with marble worktop, shelving and drawers with electric oven and grill. American style fridge/freezer, additional double oven and grill, Siemens inductin hob with extractor canopy and light with marble splash-back, built-in dishwasher, breakfast bar area, window to rear elevation, tiled floor.

Utility Room

12'8 x 5'7 (3.86m x 1.70m)

Window to rear elevation, matching base and wall units in grey with chrome handles, marble worktops, twin butler sink with mixer tap, brick tiled floor.

Boiler room housing hot water tanks and plumbing, gas meter, tiled floor.

Study

12'3 x 10'3 (3.73m x 3.12m)

French doors lead out onto the rear garden, solid wood herringbone flooring with underfloor heating.

First Floor Landing

Solid oak staircase leading to a beautiful galleried landing with double radiator, French doors which open out onto a sun terrace with stunning sea views up to South Downs at Eastbourne.

Master Bedroom

21'2 x 15'1 (6.45m x 4.60m)

Windows to both side and front elevations with beautiful sea views, oak flooring, two double radiators.

Dressing Room

12'6 x 6'2 (3.81m x 1.88m)

Obscure glass window to rear elevation, fitted dressing table with shelving and hanging rails, oak flooring.

En-Suite Bathroom

Italian floor tiling, double ended bath with hand shower attachment and chrome taps, chrome heated towel rail, obscure glass window to side elevation, ornate wash hand basin with mixer tap and tiled splash-backs, electric shaver point, walk-in double width shower with fixed chrome shower head, chrome controls and hand shower attachment, w.c. with concealed cistern, additional chrome heated towel rail.

Bedroom Three

17'6 x 10'4 (5.33m x 3.15m)

Window to front and side elevations, double radiator.

En-Suite Bathroom

Suite comprising marble flooring and splash-backs, roll top bath with claw feet, ornate hand shower attachment, w.c. with concealed cistern, inset wash hand basin with marble tops and mixer tap, walk-in shower with gold fixed shower head, gold heated towel rail, obscure glass window to the rear elevation, vanity cupboards.

Bedroom Four

13' x 11'8 (3.96m x 3.56m)

Window to front elevation, stunning sea views, double radiator.

Bathroom

Suite comprising double ended bath with ornate hand shower attachment in chrome, w.c. with concealed cistern, two chrome heated towel rails, tiled floor, inset wash hand basin set in granite tops, shelving and vanity cupboards.

Laundry Room

9'6 x 7' (2.90m x 2.13m)

Obscure glass window to rear elevation, inset stainless steel one and a half bowl sink unit with marble worktops, cupboards and shelving, tiled floor and double radiator.

Second Floor Landing

With window to front elevation, double radiator.

Bedroom Two

24'3 x 23' (7.39m x 7.01m)

Stunning sea views towards to South Downs at Eastbourne, triple aspect with windows to both front, side and rear elevations, two double radiators, window seats, access to eaves storage space.

Bedroom Five

23'1 x 15'3 (7.04m x 4.65m)

Window to front elevation with plantation blinds, two double radiators, further window to rear, access to eaves storage.

Bathroom

Suite comprising walk-in shower with fixed chrome shower head, hand shower attachment and controls, granite tops with free standing granite wash hand basin with floating tap, w.c. with concealed cistern, chrome heated towel rail, window to rear elevation, tiled flooring

Outside

Front & Side Gardens

The gardens have been professionally landscaped and are mainly laid to lawn, enclosed with established hedging to all sides and sympathetically planted for low maintenance shrub and flower beds. The entrance to the property is via a cast iron railings and gate with bricked piers either side and cobble stoned pathways lead to the front entrance to both sides of the property. There is a large walled private side garden and a further area of lawned garden to the front. Two outside water taps and outside power supply.

Rear Garden

The rear garden has been laid out in a Mediterranean theme with beautiful sand stone seating and all enclosed with fencing and retaining walls offering privacy and seclusion with large bricked entertaining area, access to the garage via a personal door is also available.

Double Garage

23'8 x 15'5 (7.21m x 4.70m)

Electrically operated up and over door, window to rear and personal door, Loft converted into an additional room.

Agents Note

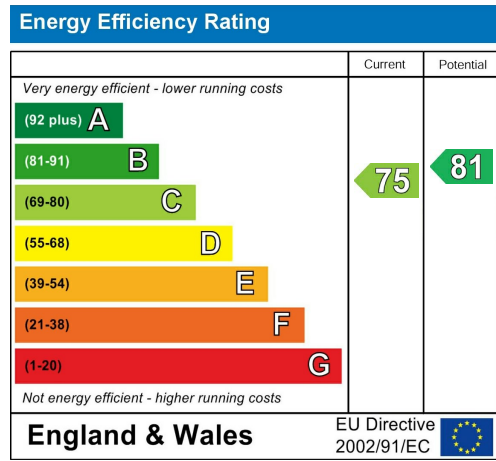
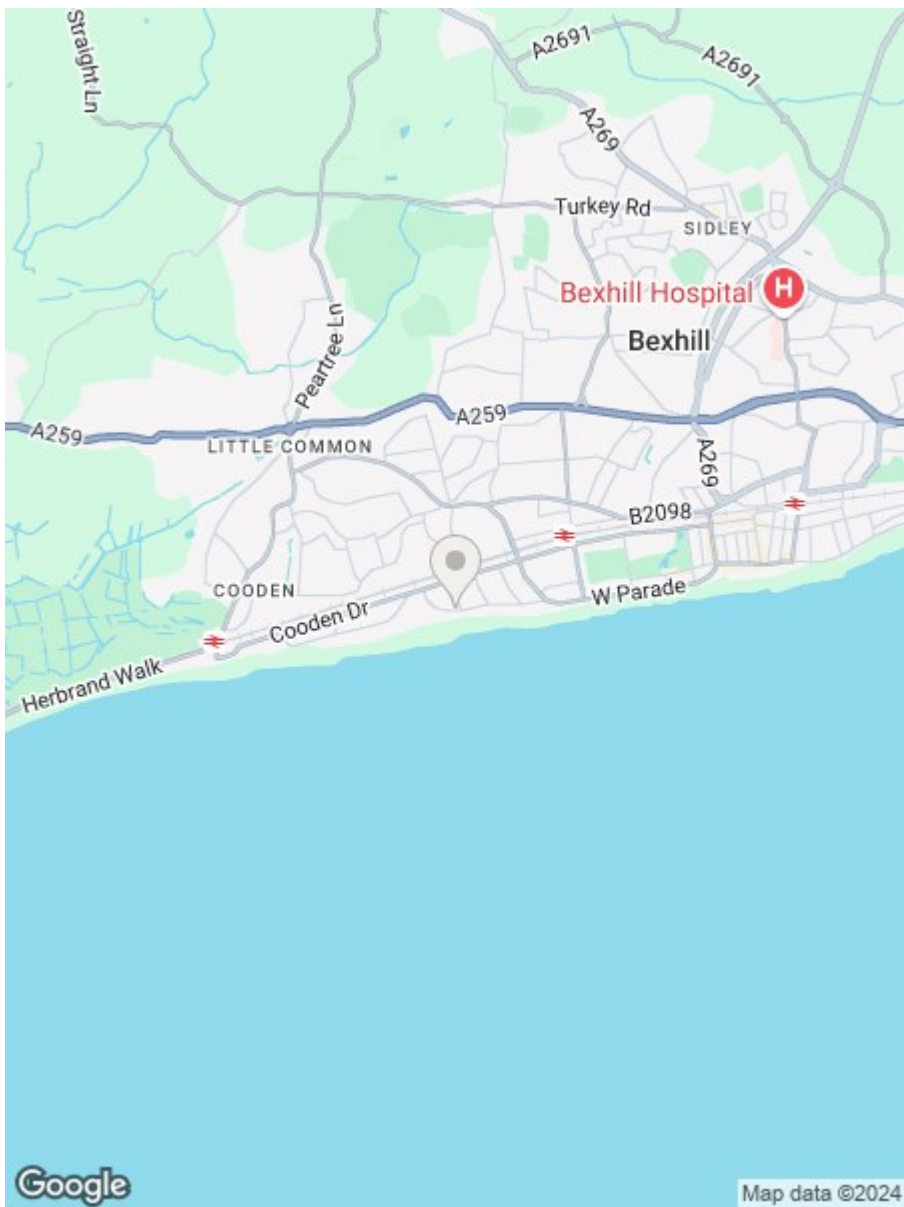
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.





TOTAL APPROX. FLOOR AREA 4286 SQ.FT. (398.2 SQ.M.)

While every effort has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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