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FOR SALE  
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**6 De Moleyns Close, Bexhill-On-Sea, East Sussex TN40 1UT  
£585,000**



**A beautiful detached family home, situated in the picturesque Old Town, Bexhill, within close walking distance to Bexhill town centre, Train Station and Seafront. Offering bright and spacious accommodation throughout the property comprises, dual aspect living room, dining room, modern fitted kitchen/breakfast room, utility room and downstairs toilet all to the ground floor. To the first floor there are four double bedrooms, a family bathroom and en-suite to the master bedroom. Other benefits include gas central heating to radiators and double glazed windows and doors, stunning views to the southerly aspect across Bexhill towards the sea, private front and rear gardens, garage and a driveway for multiple vehicles. Viewing comes highly recommended by RWW sole agents. Council Tax Band F.**



**Entrance Hallway**

With obscured glass entrance door, window to the front elevation, stairs leading to first floor, radiator.

**Living Room**

19'1" x 11'7" (5.84 x 3.55)

Dual aspect with double glazed bay window to the front elevation and glass panelled French doors giving access onto the rear garden, stunning far reaching sea views, double radiator, feature fireplace with electric flame effect fire.

**Dining Room**

13'1" x 9'9" (4.00 x 2.99)

With windows to the front elevation, radiator.

**Kitchen/Breakfast Room**

10'11" x 10'9" (3.34 x 3.29)

Double glazed windows to the southerly aspect with stunning far reaching views towards the sea, double radiator, modern fitted kitchen with a range of matching wall and base level units with laminate straight edge worktop surfaces, one and half bowl sink with drainer and mixer tap, integrated electric oven, four ring electric hob with extractor canopy above, integrated Hot Point double drawer fridge, door leading to utility, tiled splashbacks.

**Utility Room**

6'2" x 2'5" (1.89 x 0.75)

Window to the side and door to the rear elevation, matching wall and base level units with laminate straight edge worktop surfaces, sink with drainer and mixer tap, space and plumbing for washing machine, space for freestanding fridge and freezer, radiator.

**Down Stairs Cloakroom**

Suite comprising wc with low level flush, wash hand basin with hot and cold tap, obscured window to the side elevation, part tiled walls, radiator.

**First Floor Landing**

With access to roof space via loft hatch, airing cupboard housing the hot water cylinder and slatted shelving.

**Bedroom One**

11'7" x 11'4" (3.54 x 3.46)

Windows to the front elevation, radiator, fitted bedroom furniture comprising wardrobes and overbed cupboards.

**En-Suite**

Suite comprising wc with low level flush, vanity unit with wash hand basin and mixer tap, walk in shower cubicle with wall mounted controls, shower attachment and showerhead, bidet, heated towel rail, radiator, obscured double glazed windows to the southerly aspect.

**Bedroom Two**

11'4" x 9'10" (3.47 x 3.00)

Windows to the southerly elevation, stunning views across Bexhill towards the sea, radiator, built in wardrobe cupboards.

**Bedroom Three**

13'1" x 7'7" (4.00 x 2.32)

Windows to the front elevation, radiator.

**Bedroom Four**

11'2" x 8'1" (3.41 x 2.47)

With windows to the southerly aspect with stunning views towards the sea and radiator.

**Family Bathroom**

Suite comprising wc with low level flush, pedestal mounted wash hand basin with hot and cold tap, panelled bath with chrome controls, chrome hand/shower attachment, radiator, tiled walls, heated towel rails, obscured windows to the front elevation.

**Outside**

**Front Garden**

Mainly laid to lawn with blocked paved path and driveway providing off road parking for multiple vehicles, enclosed with picket fencing.

**Rear Garden**

Mainly laid to lawn, beautifully established with mature plants and shrubs, enclosed to all sides with patio rea suitable for alfresco dining, south facing with stunning elevated views towards the sea, enclosed to all sides, timber framed summerhouse, side access is available.

**Garage**

With up and over door, power and light.

**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  
775 sq.ft. (72.0 sq.m.) approx.

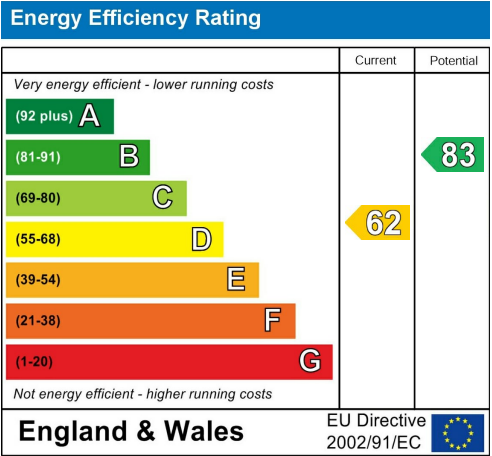
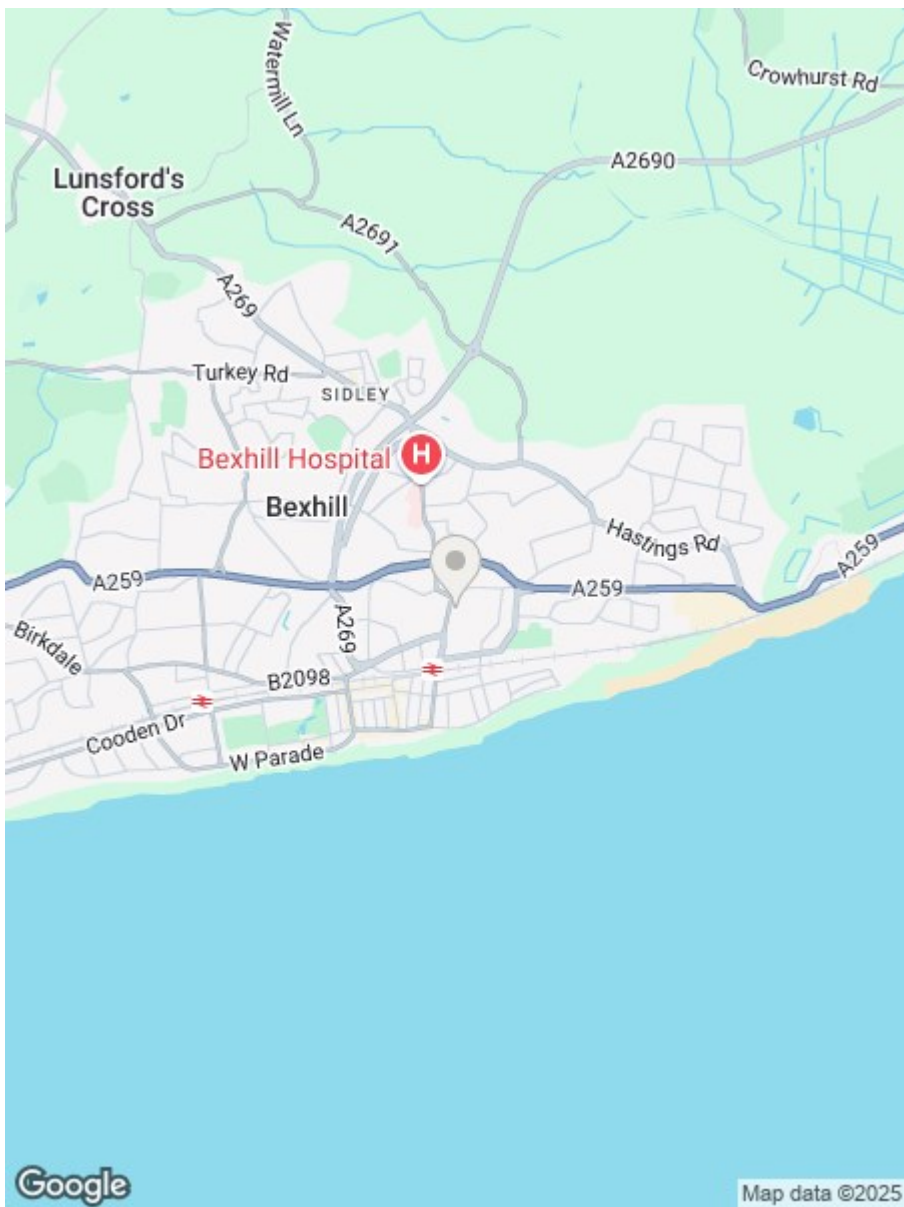


1ST FLOOR  
634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA : 1409 sq.ft. (130.9 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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