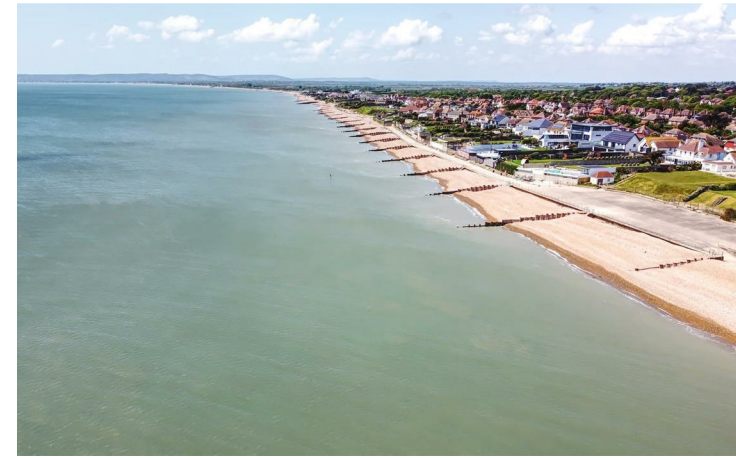


**RUSH
WITT &
WILSON**



21 Hartfield Road, Bexhill-On-Sea, East Sussex TN39 3EA
Guide Price £1,600,000

A very special 'State Of The Art' six bedroom detached house with direct beach access and stunning sea views, floor area approximately 4000sqft, presented to an exceptional standard by the current vendors, beautiful grand reception hall, downstairs cloakroom, stunning family/ kitchen/ dining/ living with impressive bi-fold doors and southerly aspect, the kitchen area comprises high-end base and wall units; three electric ovens; fully fitted appliances; main central island with Calacatta Marble worktop; accommodation is arranged over three floors, three bathrooms, utility room, additional prep kitchen, separate additional living room with southerly views, gas central heating system, double glazed windows and doors, double garage with electric operated door and EV charger installed, in-out driveway with extensive off road parking, private front and southerly facing rear garden mainly laid to lawn; with beautiful patio and seating areas for alfresco entertainment and dining; direct beach access and beautiful sea views, kitchen gardens, glass enclosed sun terrace with stunning sea views; accessed via gym and master bedroom suite, and external access, state of the art 'Legrand Connected Living Tech' which allows you to control every aspect of your home smartly, viewing comes highly recommended by RWW sole agents.





Reception Hall

Entrance door with obscure glass panels both sides, three windows to the side elevations, flagstone ceramic floor tiling, cloaks cupboard.

Cloak Room

W/C with low level flush, obscured glass window to front elevation, radiator, free standing floating wash hand basin with mixer tap.

Storage Room

Under stairs storage room with circular windows to the front, shelving, vertical radiator

Living Room

19'4" x 14'11" (5.91 x 4.56)
Window to side elevation, vertical radiator, patio doors overlook the rear southerly elevation, built in storage cupboard.

Kitchen/Living/Dining/ Family

38'0" x 29'3" (11.60 x 8.94)
Bi-fold doors to the rear elevation, beautiful views over rear gardens with southerly aspect over towards sea, additional patio doors to the side, floor tiling, two double radiators, further windows overlook rear and side elevation in the living area, large glass sliding door from reception hall, substantial area for dining table and chairs, kitchen comprises, marble worktop island with five gas burner hob, extractor canopy and light, wash hand basin with hot tap, integrated dishwasher, three ovens with grill, built in fridge/freezer, inset lighting, base and wall units, breakfast bar end of island with additional drawers and cupboards. Digital wall panel for Legrand Smart Home command unit.

Prep Kitchen

12'11" x 11'1" (3.95 x 3.4)
Window overlooks the front elevation, fitted kitchen comprising a range of matching wall and base level units with granite worktops, one and half bowl single drainer sink unit with mixer tap, integrated dishwasher, electric hob with extractor canopy and light, glass splashback, two separate integrated oven and grills, space for fridge/freezer, large floor tiles.

Utility Room

15'8" x 8'7" (4.80 x 2.62)
Window to the rear and side elevation, base and wall units

with solid wood block worktops, inset butler sink with mixer tap, tiled splashbacks, oak effect flooring, plumbing space for washing machine, space for tumble dryer with vent.

First Floor Landing

Window to the front and side elevation, radiator, under stairs storage cupboard, built in airing cupboard, additional linen cupboard.

Bedroom One

18'8" x 15'5" (5.71 x 4.70)
Patio doors lead out onto glass enclosed sun terrace offering stunning sea views, southerly aspect, vertical radiator, built in cupboards.

En-Suite

Comprising wall mounted wash hand basin with vanity drawers beneath, integrated full length dressing table with drawers to both sides, chrome heated towel rail, wc with low level flush, walk in shower with fixed showerhead, shower attachment and controls, obscured glass windows overlook both the front and side elevations, half height wall tiling. .

Dressing Room

Window to the front elevation with beautiful sea views, comprising hanging rails and shelving and mirror fronted drawers.

Bedroom Six/Gymnasium

17'9" x 11'6" (5.42 x 3.53)
Sliding patio doors lead out into the glass enclosed sun terrace, windows to either side elevations with stunning sea views, vertical radiator, large mirror.

Bedroom Three

15'2" x 9'9" (4.63 x 2.99)
Window overlooks the rear southerly elevation with stunning sea views, built in wardrobe cupboards, radiator.

Bedroom Four

13'0" x 9'3" (3.98 x 2.83)
Window to the front elevation, radiator, built in wardrobe cupboard.

Bathroom

Suite comprising double width walk in shower with chrome controls and chrome showerhead, chrome heated towel rail, wall mounted wash hand basin, obscured glass window to the front elevation, partly tiled walls.

Separate Cloakroom

WC with low level flush, corner wash hand basin with mixer tap, obscured glass window to the front elevation, half height wall tiling and tiled floor.

Second Floor Landing

With study area, window to the southerly elevation with uninterrupted stunning sea views.

Bedroom Five

15'3" x 8'11" (4.65 x 2.72)
Double radiator, window to the side elevation, built in wardrobe cupboard.

Bedroom Two

25'5" x 13'7" (7.76 x 4.15)
Two windows overlook the southerly elevation with stunning sea views, double radiator.

Outside

Front Garden

Mainly designed for extensive off road parking, situated on in/out brick paved driveway and turning area, external lighting, EV charging station, access to the double garage to the side, enclosed with retaining walls and fencing to all sides offering privacy.

Rear Garden

Beautiful southerly aspect with landscaped seating areas and patios, the garden is predominantly laid to lawn with well stocked mature shrub and flowerbeds, outside lighting, access to the glass enclosed sun terrace with stairs to the first floor, two timber framed sheds, outside water tap, allotment garden with raised vegetable planting areas and greenhouse, shingled areas, additional seating areas on secondary lawned garden, direct beach access is available to the rear of the garden, with steps down onto the beach.

Double Garage

18'11" x 17'1" (5.79 x 5.22)
Electrically operated roller door, personal door leads into the utility room, personal door and window to the rear elevation.

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
1996 sq.ft. (185.4 sq.m.) approx.



1ST FLOOR
1233 sq.ft. (114.5 sq.m.) approx.



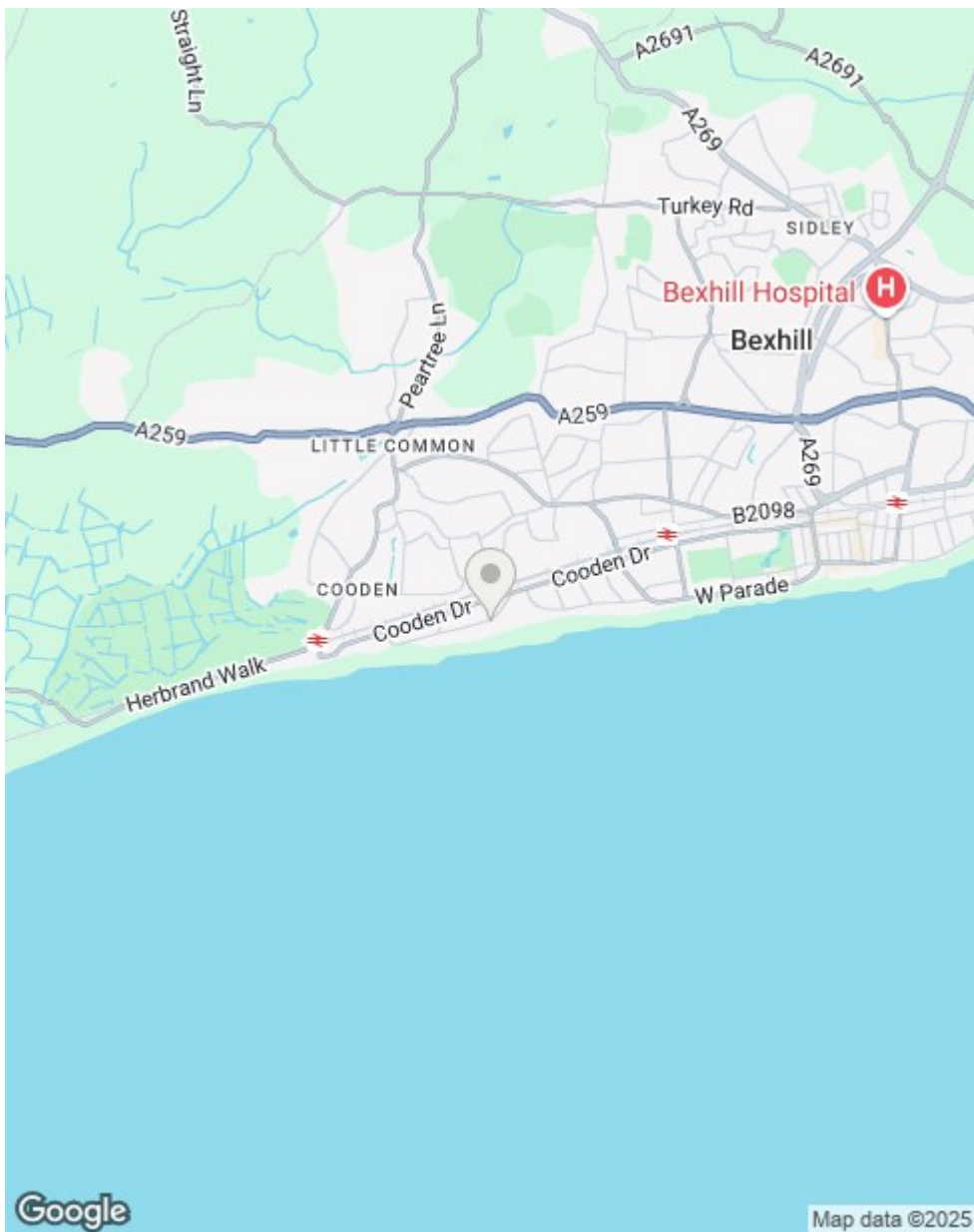
2ND FLOOR
717 sq.ft. (66.6 sq.m.) approx.



TOTAL FLOOR AREA : 3946 sq.ft. (366.6 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

68 79

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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