

**RUSH  
WITT &  
WILSON**



**27 Beacon Hill, Bexhill-On-Sea, East Sussex TN39 5DF**  
**£499,950**



**A substantial four bedroom detached family home situated in this popular residential location of Bexhill. Offering bright and spacious accommodation throughout the property comprises large living room, separate dining room, conservatory, modern fitted kitchen/breakfast room, utility room, downstairs cloakroom, four bedrooms, with ensuite and a family bathroom. Other benefits include gas central heating to radiators and double glazed windows and doors throughout. Externally the property boasts private front and rear gardens, off road parking for multiple vehicles and detached double garage. Viewing comes highly recommended by Rush Witt & Wilson, Sole Agents, Bexhill.**





**Entrance Hallway**

Obscure glass panelled entrance door, window to the front elevation, stairs leading to first floor, double radiator, under-stairs storage cupboard.

**Living Room**

15'8" x 11'5" (4.8m x 3.5m )

Double glazed windows to the rear, double glazed glass panelled door giving access to the conservatory, radiator.

**Conservatory**

15'6" x 12'0" (4.73m x 3.66m )

uPVC construction, windows to the rear and side elevations, glass panelled bi-fold doors giving access onto the rear garden and an automatic roof opening, double radiator.

**Dining Room**

10'2" x 9'8" (3.12m x 2.95m )

Double glazed windows to the front elevation, radiator.

**Kitchen**

14'6" x 8'10" (4.43m x 2.7m )

Modern fitted kitchen with a range of matching wall and base level units, straight edge wood effect worktop surfaces, sink with drainer and mixer tap, integrated fridge and freezer, integrated dishwasher, integrated electric double oven with four ring electric induction hob and extractor canopy above, tiled splashbacks, karndene flooring, double radiator, double glazed windows to the rear elevation.

**Utility Room**

6'6" x 5'10" (1.99m x 1.78m )

Matching wall and base level units with laminate straight edge wood effect worktop surfaces, sink with drainer and mixer tap, space and plumbing for washing machine and tumble dryer, tiled flooring, airing cupboard with slatted shelving and housing the hot water cylinder, window to the side elevation, obscured glass panelled door giving access onto the side garden.

**Cloakroom/WC**

Suite comprising w.c. low level flush, floating wash hand basin with hot and cold tap, radiator, obscure double glazed window to the front elevation.

**First Floor**

**Landing**

Access to loft space via loft hatch.

**Bedroom One**

12'2" x 10'3" (3.73m x 3.13m )

Double glazed windows to the rear elevation with stunning far reaching views across Bexhill, radiator, built-in wardrobe cupboards with hanging space and shelving.

**En-Suite**

Modern suite comprising wc. with low level flush, vanity unit with wash hand basin and mixer tap, large walk-in shower cubicle with chrome wall mounted shower controls, chrome shower attachment and chrome shower head, chrome heated towel rail, tiled walls and tiled flooring, obscure double glazed window to the side elevation.

**Bedroom Two**

12'2" x 9'0" (3.73m x 2.75m )

Double glazed windows to the rear elevation with stunning view across Bexhill, radiator, built-in wardrobe cupboards.

**Bedroom Three**

11'1" x 9'8" (3.4m x 2.97m )

Double glazed window to the front elevation, double radiator.

**Bedroom Four**

9'10" x 8'7" (3m x 2.63m )

Double glazed windows to the front elevation and radiator.

**Family Bathroom**

Modern suite comprising w.c. with low level flush, vanity unit, wash hand basin and mixer tap, panelled bath with mixer tap, additional wall mounted shower controls, chrome shower attachment and chrome shower head, double radiator, obscure double glazed window to the side elevation.

**Outside**

**Front Garden**

Driveway providing off road parking for multiple vehicles, area of lawn.

**Rear Garden**

Wrap around rear garden is extensive in size and mainly laid to lawn, well established with various plants, shrubs and small trees, raised patio area suitable for alfresco dining, timber framed shed, side access is available and the garden comes enclosed to all sides with fencing, offering privacy and seclusion.

**Detached Double Garage**

Up and over doors, with additional door to the side.

**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.

Council Tax Band – E







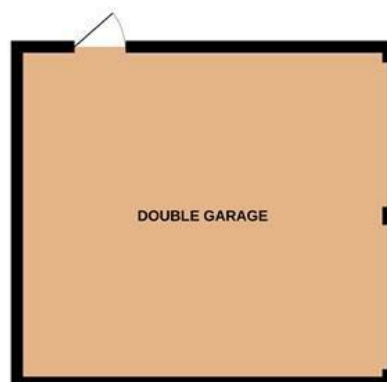
GROUND FLOOR  
750 sq.ft. (69.7 sq.m.) approx.



1ST FLOOR  
584 sq.ft. (54.3 sq.m.) approx.



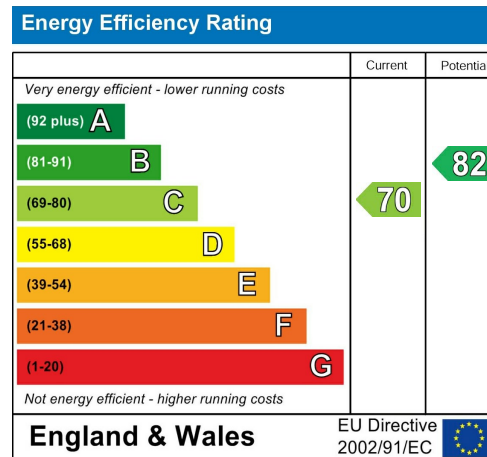
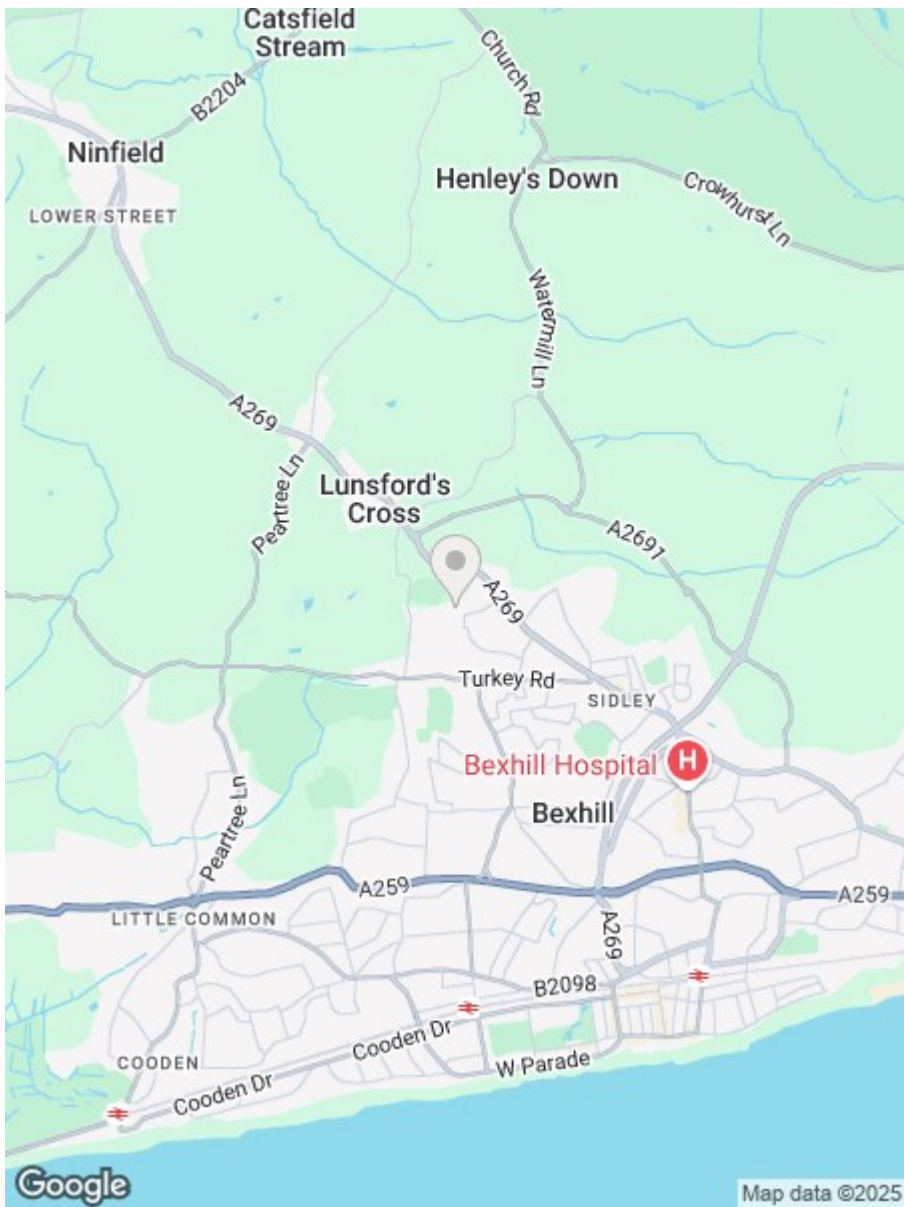
DETACHED GARAGE  
298 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA : 1633 sq.ft. (151.7 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.

Made with Metropix ©2025



**RUSH  
WITT &  
WILSON**

**Residential Estate Agents  
Lettings & Property Management**



**3 Devonshire Road  
Bexhill-on-Sea  
East Sussex  
TN40 1AH  
Tel: 01424 225588  
bexhill@rushwittwilson.co.uk  
www.rushwittwilson.co.uk**