

**RUSH
WITT &
WILSON**



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

****CHAIN FREE****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



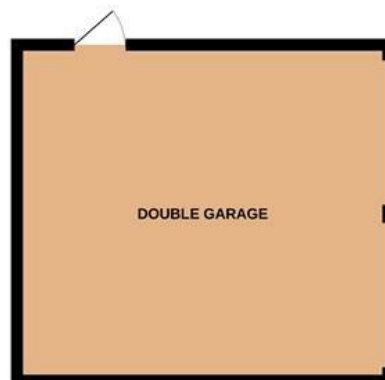
GROUND FLOOR
750 sq.ft. (69.7 sq.m.) approx.



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



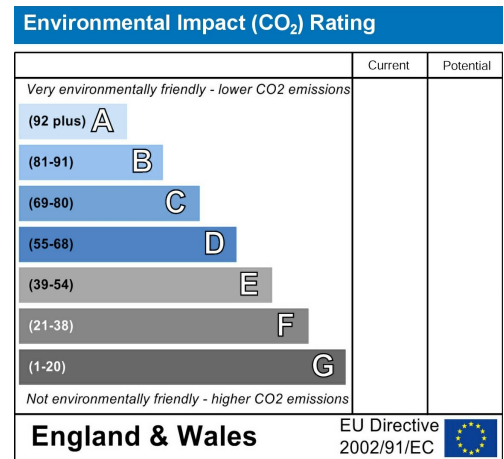
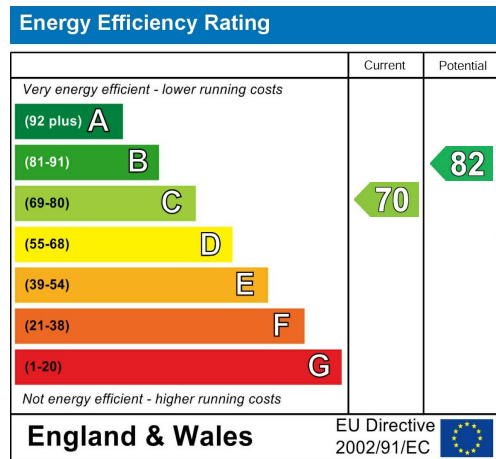
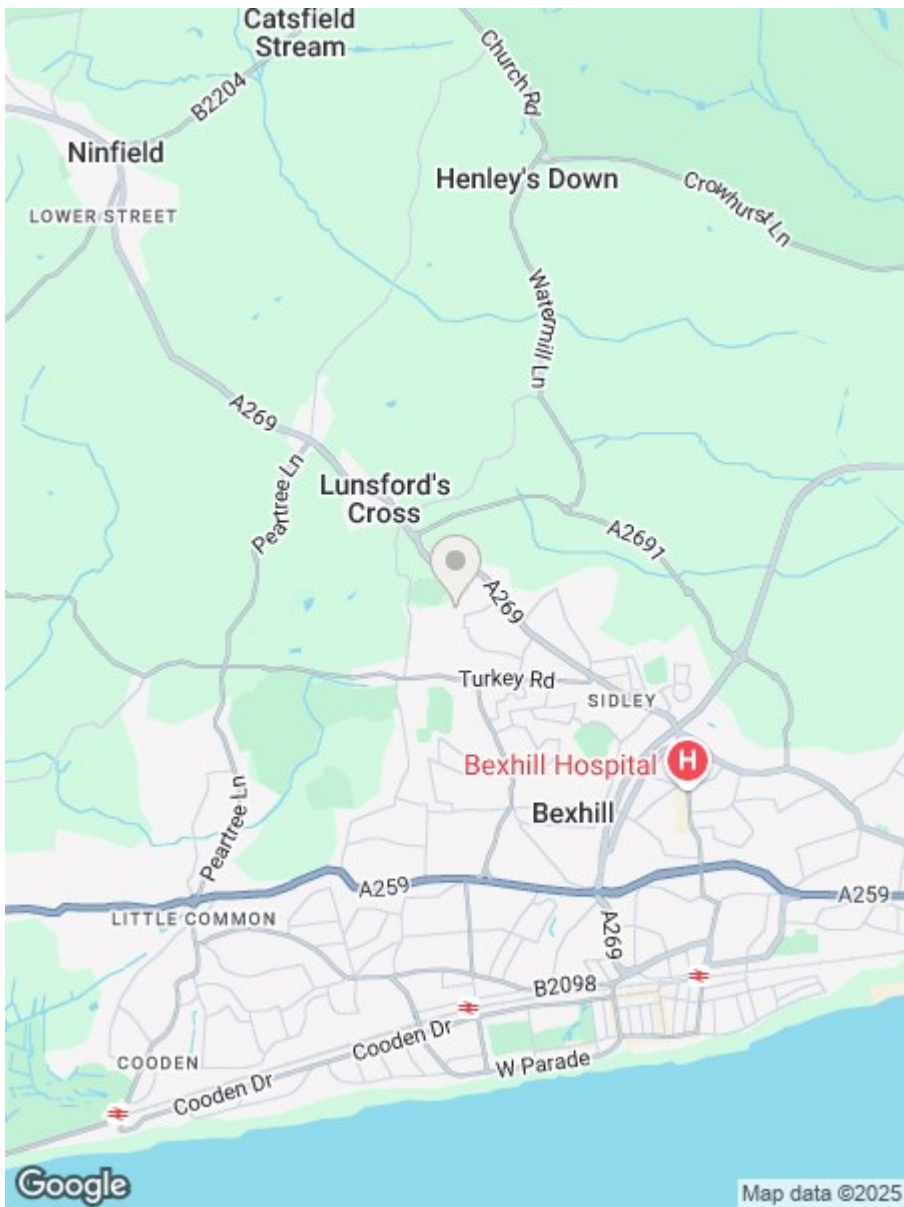
DETACHED GARAGE
298 sq.ft. (27.7 sq.m.) approx.



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.

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