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**Miramar De La Warr Parade, Bexhill-On-Sea, East Sussex TN40 1NR  
Offers In Excess Of £1,100,000 Freehold**

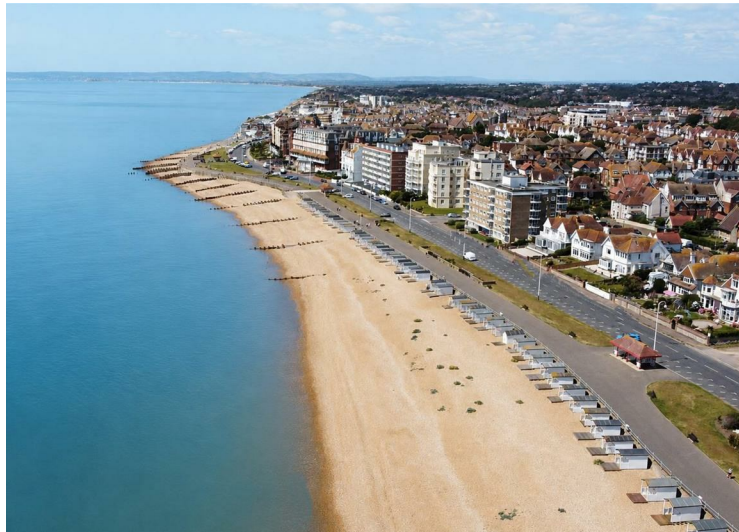
## About this property

One of the finest detached beach facing residences in Bexhill, originally constructed circa mid 1920's and formally 'Miramar Tea Rooms', now offering substantial and highly versatile accommodation with spectacular panoramic sea views.

The ground floor comprises an inviting entrance hall, stunning open-plan kitchen, dining and living area overlooking the coastline, a generous utility room, two cloakrooms, and a self-contained annexe with its own private entrance, featuring a kitchen/living area, double bedroom and shower room. The first floor offers two further double bedrooms, one with an en-suite bathroom and the other enjoying a private sun terrace with breath-taking sea views. Also on this level are two self-contained apartments, each comprising a kitchenette/living area, bedroom and shower room, ideal for guest accommodation or income potential. The second floor is occupied by an impressive self-contained suite, complete with a spacious kitchenette/living area, double bedroom and shower room. Additional benefits include gas central heating and double glazing throughout.

Externally, the property enjoys beautifully established beach facing gardens with picturesque coastal views stretching towards Hastings and Beachy Head, mainly laid to lawn with plants, shrubs and small trees of various kinds, enclosed to all sides providing added privacy and seclusion. The rear garden is designed for low maintenance with a paved patio and dog bath with hot and cold water. While a detached double garage with an EV charger and detached garden room further enhance this remarkable home.

A rare opportunity to acquire a prestigious coastal residence offering exceptional flexibility in an unrivalled seafront setting. Viewing is highly recommended by Rush, Witt & Wilson to fully appreciate everything this outstanding coastal home has to offer.







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**Floor 0** Building 1



**Floor 1** Building 1



**Floor 2** Building 1



**Floor 0** Building 2

**Approximate total area<sup>(1)</sup>**

325.3 m<sup>2</sup>  
3503 ft<sup>2</sup>

**Reduced headroom**

7.6 m<sup>2</sup>  
82 ft<sup>2</sup>

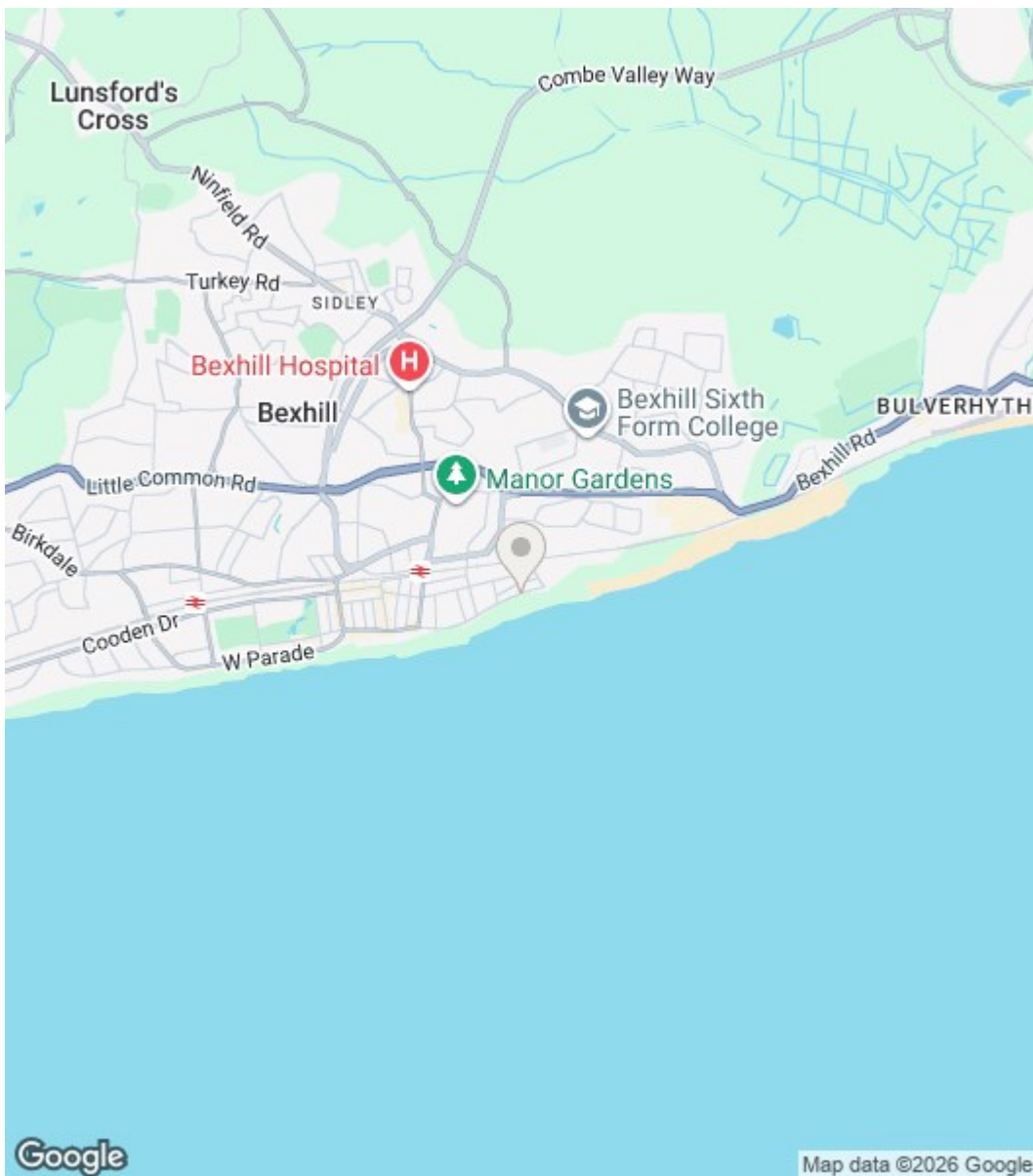
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**



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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band - B

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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