

**RUSH
WITT &
WILSON**

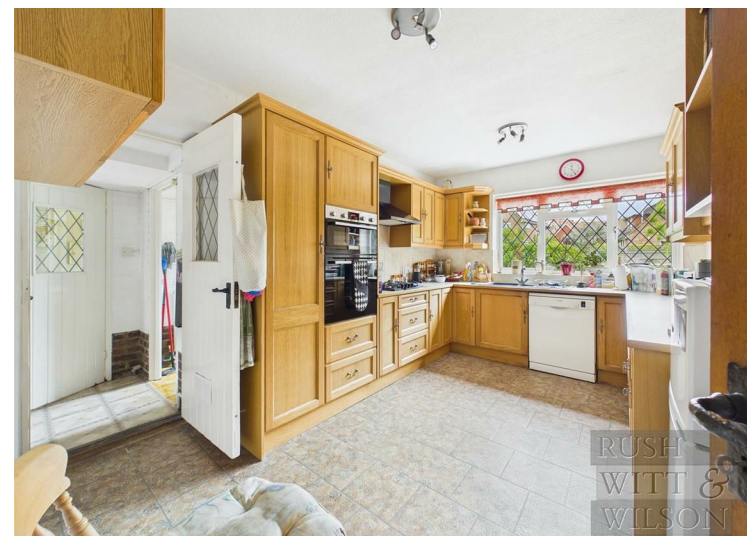


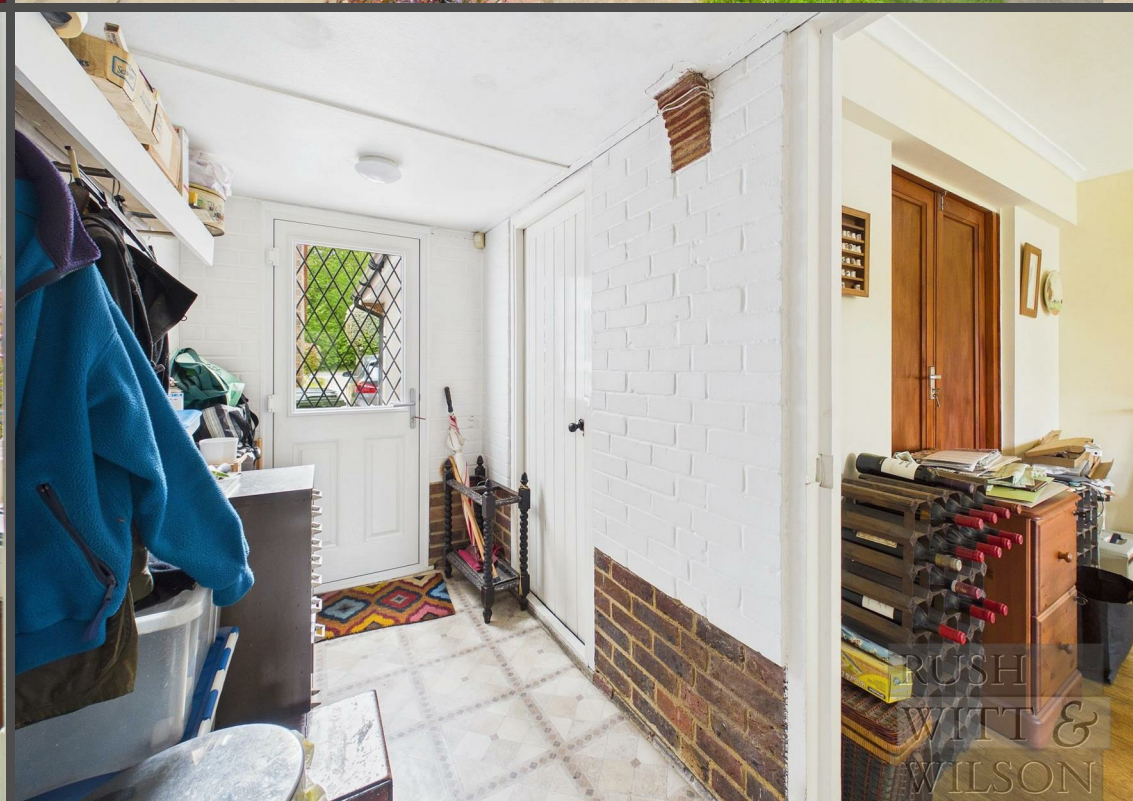
RUSH
WITT &

**Cranleigh Westcourt Drive, Bexhill-On-Sea, East Sussex TN39 3NA
Offers In Excess Of £635,000 Freehold**

About this property

Rush Witt & Wilson are delighted to present this beautiful and exceptionally spacious three/four bedroom detached family home, ideally situated within the highly sought-after Collington area of Bexhill-on-Sea. Perfectly positioned directly opposite Collington Woods and within easy walking distance of the seafront and Collington railway station, this impressive property offers both convenience and an enviable coastal lifestyle. Bexhill itself provides an excellent range of shops, restaurants, bus services, a mainline railway station and the iconic De La Warr Pavilion. Offering versatile and well-proportioned accommodation throughout, the property comprises an inviting reception dining hall with returning staircase, downstairs cloakroom, an impressive 19'10 x 12'10 living room with feature fireplace, a separate westerly facing sunroom and a ground floor fourth bedroom/study ideal for home working or guest accommodation. The kitchen is fitted with a range of base and wall units and is complemented by a separate utility room. To the first floor are three generous double bedrooms, including a principal bedroom with en-suite bathroom, alongside a modern family bathroom featuring a walk-in shower suite and separate wc. Further benefits include double glazed windows and doors together with a gas central heating system. Externally, the property enjoys beautiful and extensive private gardens, with the rear garden extending to in excess of 100ft and thoughtfully landscaped to provide an excellent outdoor entertaining space. Features include an alfresco dining area, rear patio, expansive lawn, mature flower and shrub borders, and useful outbuildings. To the front, a driveway provides ample off-road parking for several vehicles and leads to an integral garage measuring approximately 20' x 10'2. An exceptional family home in one of Bexhill's most desirable residential locations, viewing is considered essential by Rush Witt & Wilson, sole agents.









Floor 0

Approximate total area⁽¹⁾

200.1 m²
2151 ft²

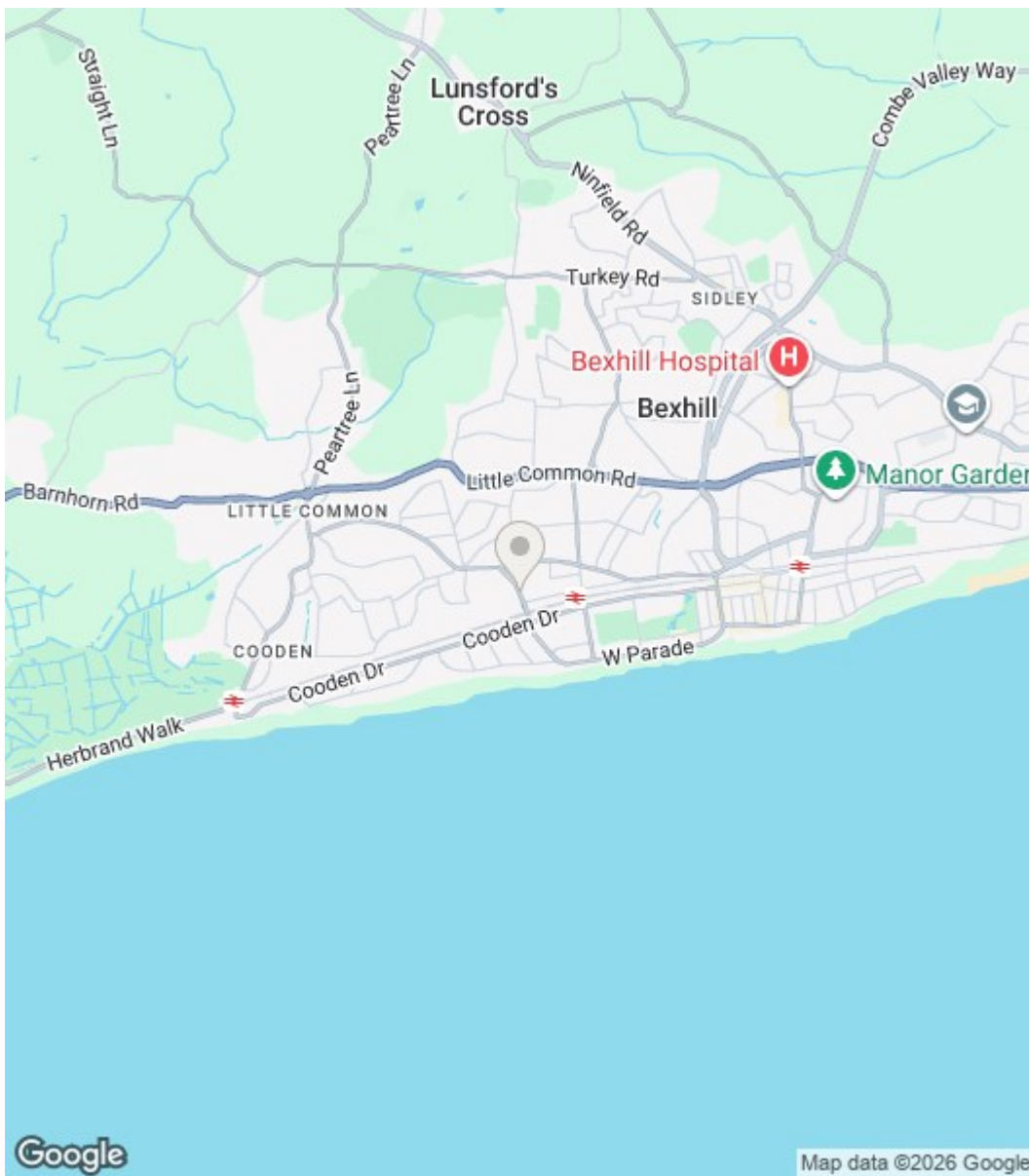


Floor 1



(1) Excluding balconies and terraces

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



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	

Environmental Impact (CO ₂) 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	

Council Tax Band - F

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.

Important Notice:

- Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
- Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
- Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
- VAT: The VAT position relating to the property may change without notice.
- To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>



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