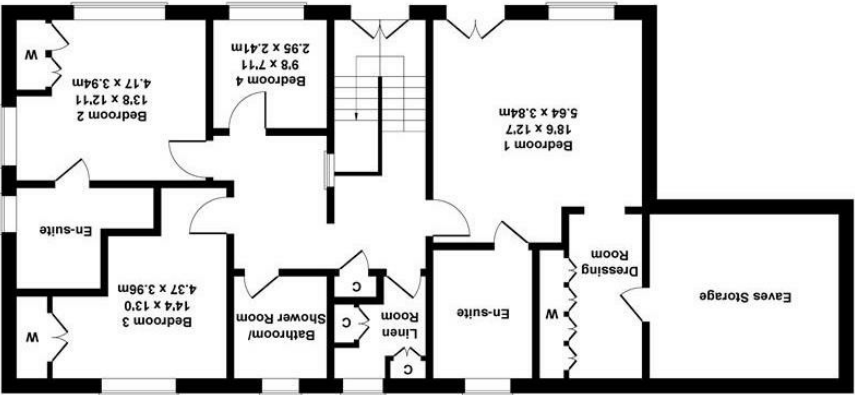


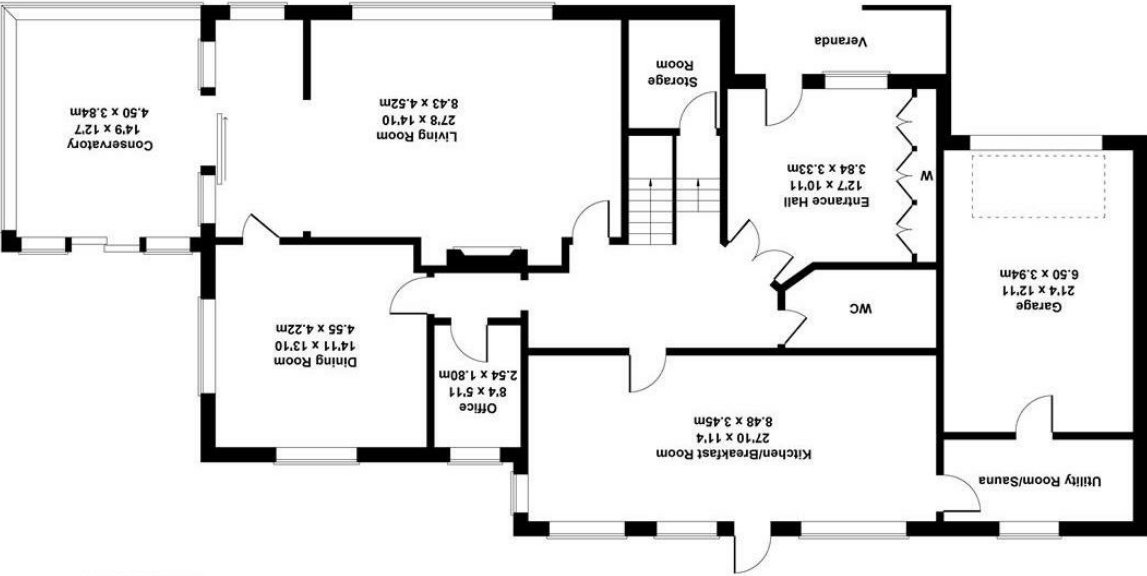


Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

FIRST FLOOR



GROUND FLOOR



South Cliff Avenue
Approximate Gross Internal Area
3090 sq ft - 287 sq m

BURGESS & CO.
01424 222255

Rainbows End, 13 South Cliff Avenue, Bexhill-On-Sea, TN39 3EB

Offers In Excess Of
£980,000 Freehold



Burgess & Co are delighted to bring to the market this impressive detached house with far reaching SEA VIEWS towards Beach Head, located in the sought after and prestigious South Cliff area of Bexhill. Ideally situated within a short walk to the seafront and promenade with Bexhill Town Centre being approximately a mile away providing an array of shopping facilities, restaurants and mainline railway station. Cooden Beach is also within a mile giving access to a seafront hotel and golf course. The accommodation is arranged to provide a spacious entrance hall, a 27'8 living room, a conservatory, a dining room, an office, a 27'10 kitchen/breakfast room, a utility room/sauna and a cloakroom to the ground floor. To the first floor there is an 18'6 bedroom one with dressing room & en-suite shower room, three further bedrooms with some of them enjoying sea views and one with an en-suite bathroom as well as a family bathroom and a linen room. The property benefits from gas central heating, double glazing, ample off road parking, an integral double garage, and a level enclosed wrap around garden. Viewing is highly recommended to not only appreciate all that this unique property has to offer but also the desirable location.

Entrance Hall 12'7 x 10'11 With tiled floor with underfloor heating, full to ceiling bespoke solid oak cupboards, double glazed window to the front. Double oak doors to Hallway With covered radiator, solid oak flooring, stairs to split level First Floor, stairs down to Storage Room With tiled floor and under floor heating, fitted safe, worksurface area. Downstairs W.C Comprising low level w.c, vanity unit with inset wash hand basin & mixer tap, towel radiator, extractor fan, solid oak flooring, frosted borrowed light window. Living Room 27'8 x 14'10 With three covered radiators, feature gas fireplace, two bespoke fitted oak units with spotlights, two double glazed windows to the front, double glazed sliding door to Conservatory 14'9 x 12'7 With tiled floor, double glazed roof, double glazed windows with fitted blinds, sliding doors to the rear. Dining Room 14'11 x 13'10 With covered radiator, wall lights, double glazed window to the side & rear. Door to Living Room. Office 8'4 x 5'11 With radiator, double glazed window to the rear. Kitchen/Breakfast Room 27'10 x 11'4 Comprising bespoke range of wall & base units, granite worksurfaces, two inset Butler sinks, integrated dishwasher, integrated fridge/freezer, spotlights, fitted Aga, range master extractor, space for fridge/freezer, space for American style fridge/freezer, two pendant ceiling lights, radiator, solid oak flooring, two pull down electric point, pull out baskets for storage, space for table & chairs, double glazed window to the side, three double glazed windows to the rear, double glazed door to the rear. Stable style door out to the garden. door to	Utility Room/Sauna With Sauna, matching range of wall & base units, worksurface, inset sink unit, appliance space, fitted radiant electric heater, wall mounted Worcester boiler (1 year old), double glazed window to the rear. Door to Garage. Split Level Landing With radiator, double glazed doors to Juliet balcony with sea views. Stairs to First Floor Landing With airing cupboard housing tank, access to loft via ladder being insulated & boarded. Bedroom One 18'6 x 12'7 With radiator, double glazed window to the front, double glazed door to Juliet balcony with sea views. Opening to Dressing Room With range of bespoke oak wardrobes, bespoke oak dressing table, spotlights, wall mounted LED mirror, access to eaves storage, double glazed window to the rear. En-suite Wet Room Comprising walk-in shower cubicle with waterfall shower head & fitted seat, his & hers vanity wash hand basins, under floor heating, low level w.c, stone flooring, stone walls, two LED mirrors, spotlights, heated towel radiator, double glazed frosted window to the rear. Bedroom Two 13'8 x 12'11 With radiator, fitted cupboard, built-in wardrobes, double glazed window to the front & side with sea views, door to En-suite Bathroom Comprising shower cubicle, vanity unit, bath, bidet, low level w.c, inset ceiling spotlights, towel radiator, double glazed frosted window to the side. Bedroom Three 14'4 x 13'0 With radiator, window to the rear, built-in wardrobes. Bedroom Four 9'8 x 7'11 With radiator, window to the front with sea views.	Bathroom Comprising bath with shower attachment & granite tiles to either side, low level w.c, vanity unit with inset wash hand basin, wall mounted mirror, heated towel radiator, tiled walls & floor, double glazed frosted window to the rear. Linen Room With double glazed window to the rear. Double Garage 21'4 x 12'11 With electric up & over door, light & power connected, mezzanine storage area. Outside To the front there is a driveway providing off road parking for several vehicles, a covered veranda with electric point, flowerbeds housing mature plants, a bin storage area, side access and a gate leading to the garden. The wrap around garden comprises flowerbed borders housing mature plants, shrubs & trees, electric yawning which automatically retract if too windy, a large area of lawn, patio areas, a pebbled area, a seating area, an outside storage unit, a decking area, a paved patio, a water tap, electric points, a workshop with light & power, enclosed with new hit and miss fencing and the garden enjoys sea glimpses. NB Council tax band: G
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