

**RUSH
WITT &
WILSON**



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5 Beatrice Walk, Bexhill-On-Sea, East Sussex TN39 4EW
Offers In Excess Of £595,000 Freehold

About this property

A truly stunning six-bedroom end-of-terrace residence, forming part of an impressive Victorian warehouse conversion, enviably tucked away in a peaceful cul-de-sac setting. Beautifully presented throughout, this exceptional home seamlessly blends character features with contemporary styling to create a spacious and versatile family home arranged over three floors.

The accommodation offers a superb open-plan layout, complemented by a bright uPVC conservatory and an outstanding modern kitchen/breakfast room, finished to a high specification and ideal for both everyday living and entertaining. A welcoming entrance hall, downstairs cloakroom, three stylish bathrooms, attractive oak flooring and exposed floorboards further enhance the property's unique charm and quality.

Outside, the home enjoys delightful, low-maintenance private gardens, complete with a hot tub, creating the perfect space for relaxation and outdoor entertaining. Additional benefits include gas central heating, double glazing throughout, a garage, two private parking spaces, EV charging point and a state-of-the-art solar panel system with battery storage, owned outright, providing excellent energy efficiency and reduced running costs.

This remarkable home offers an outstanding combination of character, space and modern convenience in a highly desirable location. Viewing is considered essential to fully appreciate everything this exceptional property has to offer and is highly recommended by RWW Sole Agents.







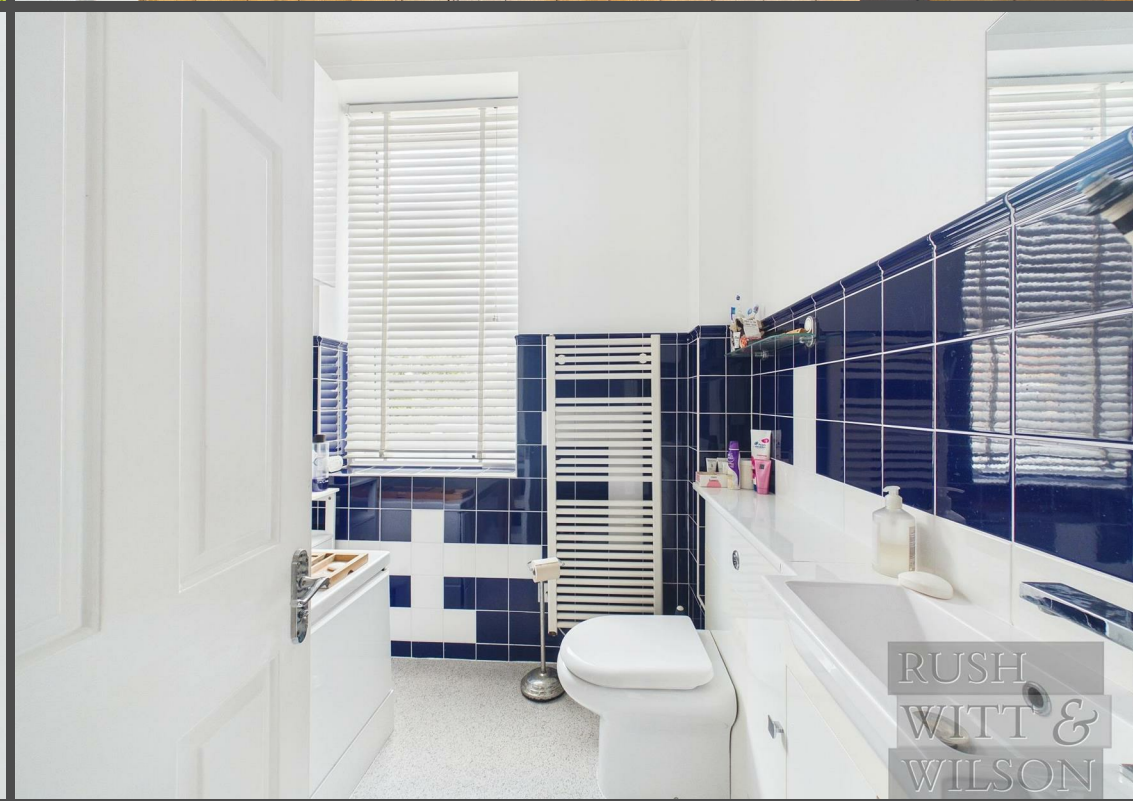
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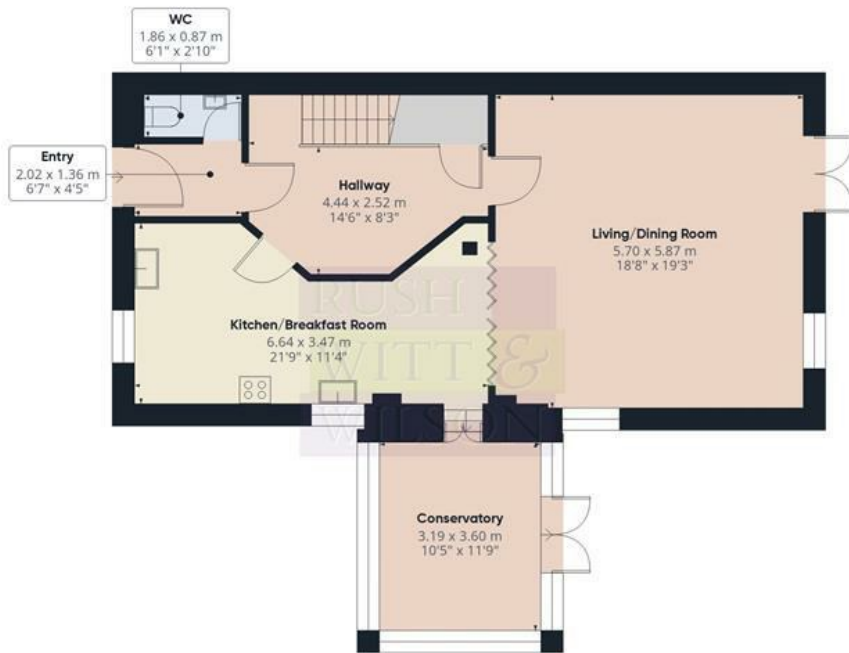
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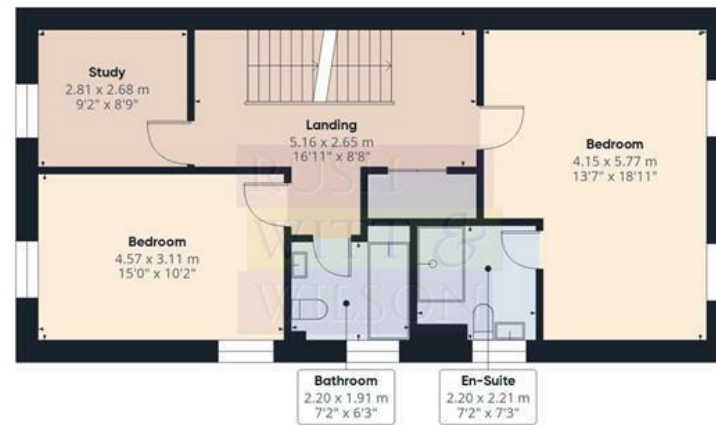
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Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

214.9 m²

2313 ft²

Reduced headroom

8.8 m²

94 ft²

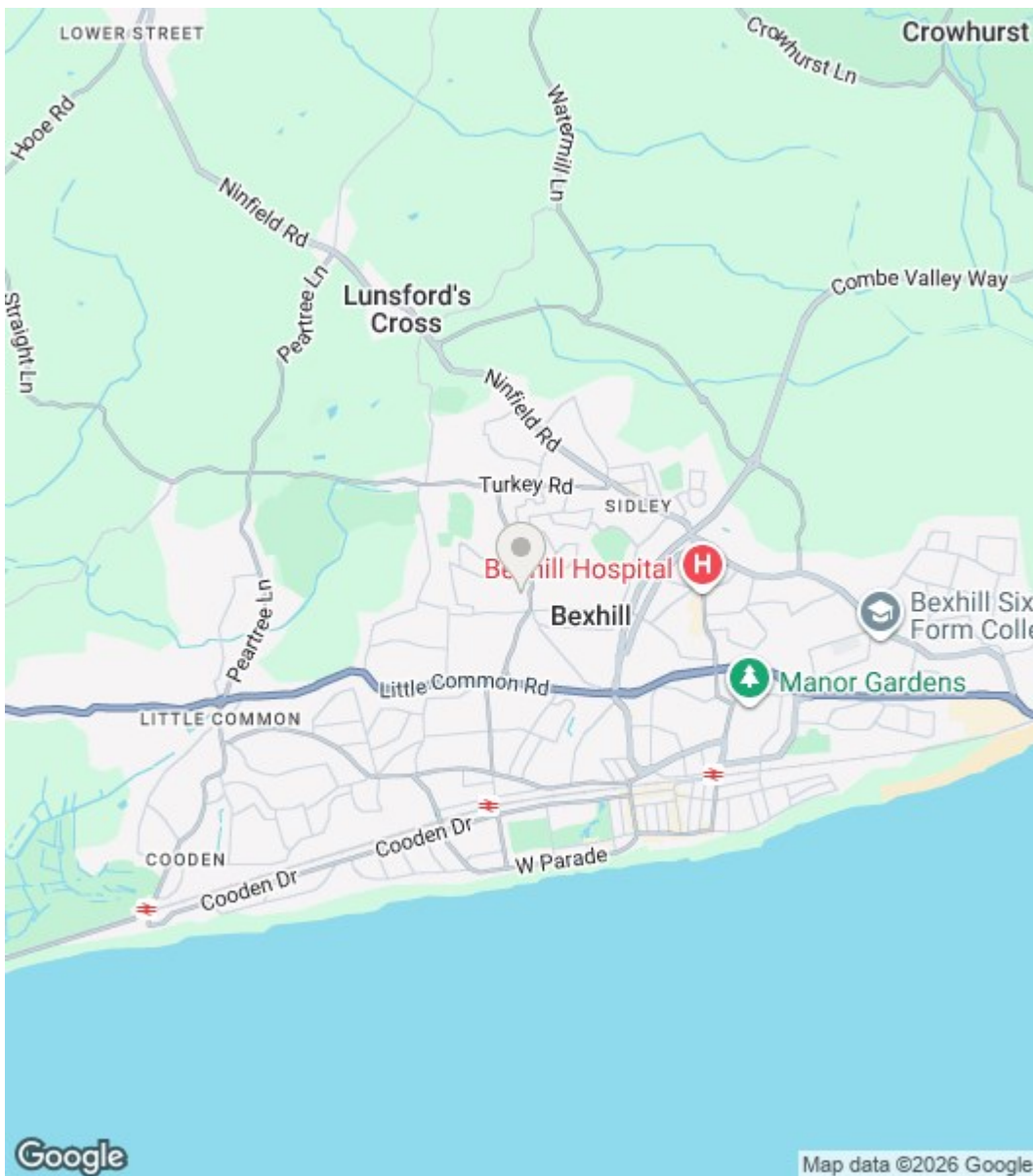
(1) Excluding balconies and terraces

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		
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 - D

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:

1. 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).
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4. VAT: The VAT position relating to the property may change without notice.
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