

**RUSH
WITT &
WILSON**



**14 Woodhurst Grove, Bexhill-on-Sea, East Sussex TN39 4QW
Offers In Excess Of £425,000**

About this property

An exceptional detached home, built in 2025 with a remainder of the warranty, and presented to an outstanding standard by the current owners. The accommodation comprises a welcoming entrance hall, a spacious open plan kitchen/dining/living area with sliding doors opening onto the rear garden, a downstairs cloakroom/wc, three double bedrooms, with the principal bedroom benefitting from an en-suite shower room and a contemporary family bathroom. Further benefits include modern electric heating throughout and double-glazed windows and doors. Occupying an elevated position, the property enjoys stunning far-reaching views across the surrounding countryside and towards the sea.

Externally, the property features a private driveway providing off-road parking for multiple vehicles, together with a beautifully maintained rear garden. Predominantly laid to lawn, the garden also offers a patio with pergola and raised decking areas, ideal for al fresco dining and entertaining. Backing onto attractive greenery, the garden enjoys delightful countryside and sea views, is fully enclosed, and benefits from convenient side access.

Situated within an exclusive private development, the property enjoys a peaceful setting while remaining within easy reach of local amenities. Little Common Village, offering a wide range of shops and services, is approximately 0.8 miles away, while Cooden Beach Hotel, Cooden Beach Golf Club, the local tennis club, railway station and beach are all within approximately 1.8 miles.

Early viewing is highly recommended through the sole agents, Rush, Witt & Wilson.





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Floor 0



Floor 1



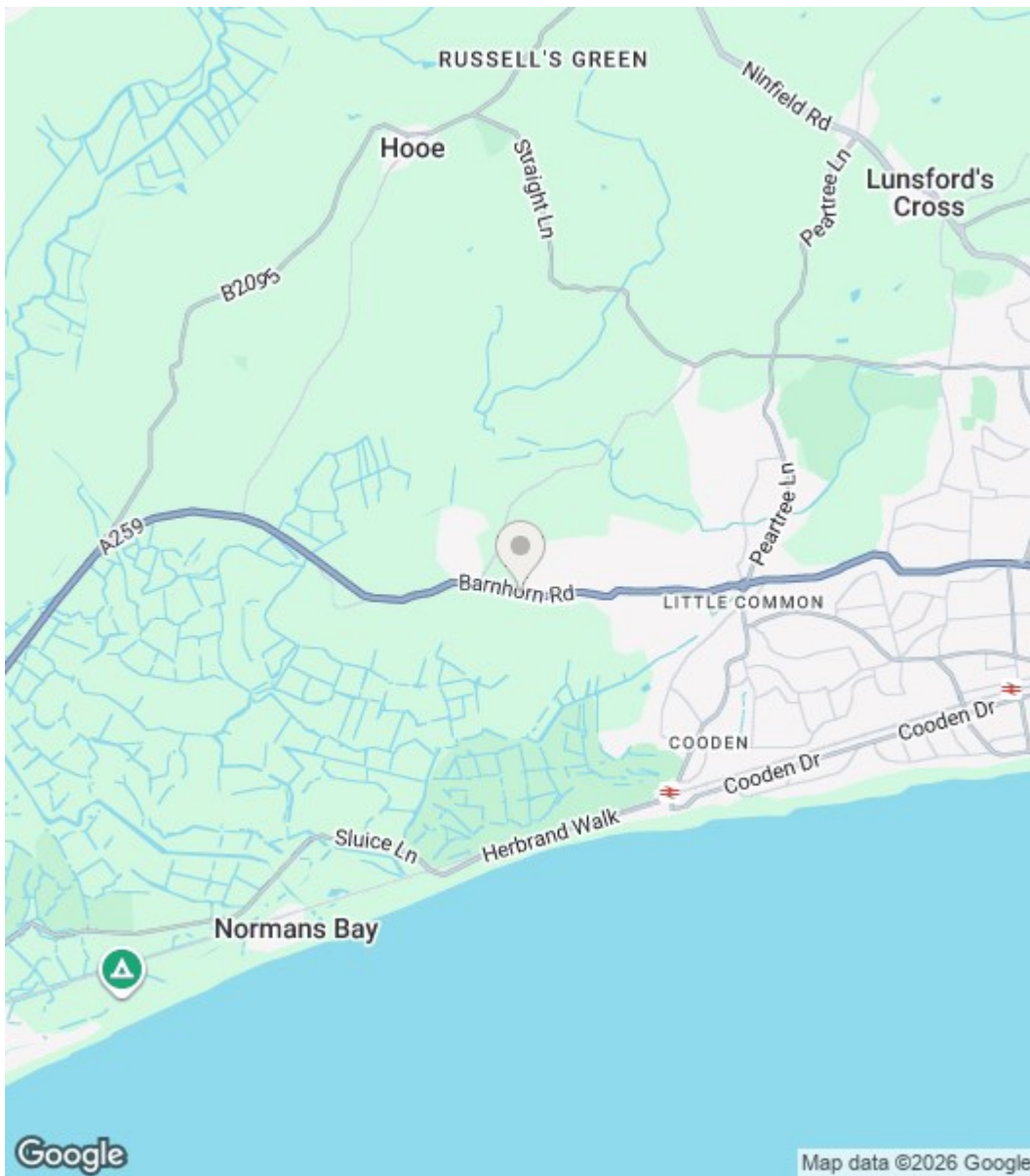
Approximate total area⁽¹⁾

94.2 m²
1013 ft²

(1) Excluding balconies and terraces

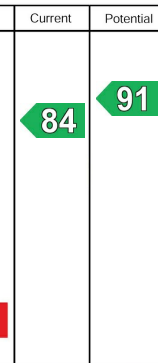
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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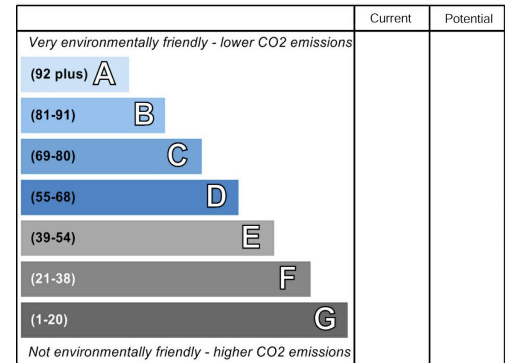
Energy Efficiency Rating

	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 (CO₂) 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	



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