

**RUSH
WITT &
WILSON**



31A Seabourne Road, Bexhill-On-Sea, East Sussex TN40 2SN
£450,000 Freehold

About this property

Rush Witt & Wilson are delighted to present a rare opportunity to acquire one of these exceptional brand-new four-bedroom detached family homes, thoughtfully designed to offer contemporary living with an outstanding specification throughout. Ideally positioned within a popular residential area, the development is conveniently located close to schools for all age groups and just a short drive from Bexhill town centre, the mainline railway station, the beach and seafront.

Designed with modern lifestyles in mind, each home offers spacious and beautifully appointed accommodation. The ground floor features an impressive 26ft open-plan kitchen/living/dining area, creating the perfect space for family life and entertaining. There is also a cloakroom and a generous guest bedroom complete with its own en-suite shower room.

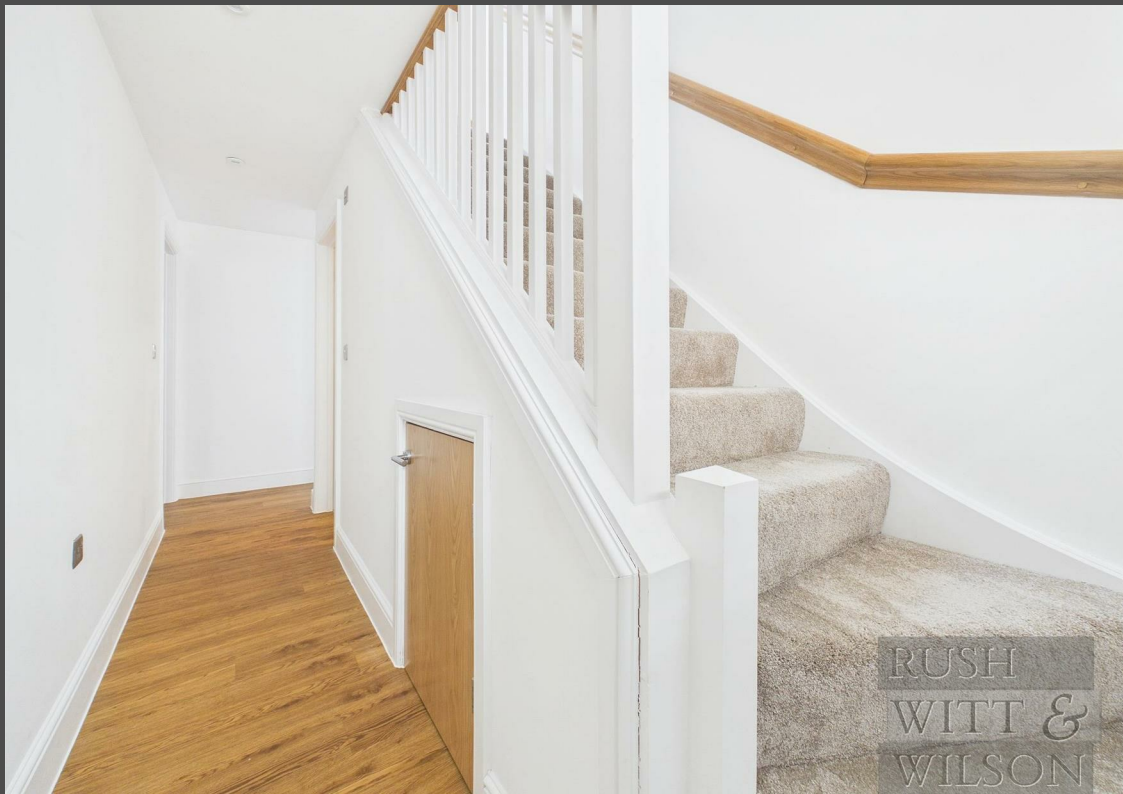
The first floor provides three further well-proportioned bedrooms, including a superb principal bedroom with en-suite shower room, together with a stylish family bathroom.

Built to an exceptional standard, these energy-efficient homes benefit from a premium specification including fitted solar panels with battery storage, fibre-connected broadband, double glazing, gas-fired central heating with dual-zone Nest smart heating controls, an EV charging point, EPC A Rating, off-road parking, professionally landscaped rear gardens and the reassurance of a 10-Year Build-Zone Warranty.

Combining striking contemporary design, high-quality finishes and an enviable location, these outstanding homes offer an ideal opportunity for families and professionals alike.

Early viewing is strongly recommended through the vendors' sole agents, Rush Witt & Wilson, to fully appreciate the quality, space and specification these superb new homes have to offer.









Floor 0



Floor 1



Approximate total area⁽¹⁾

141.1 m²

1520 ft²

Reduced headroom

10 m²

107 ft²

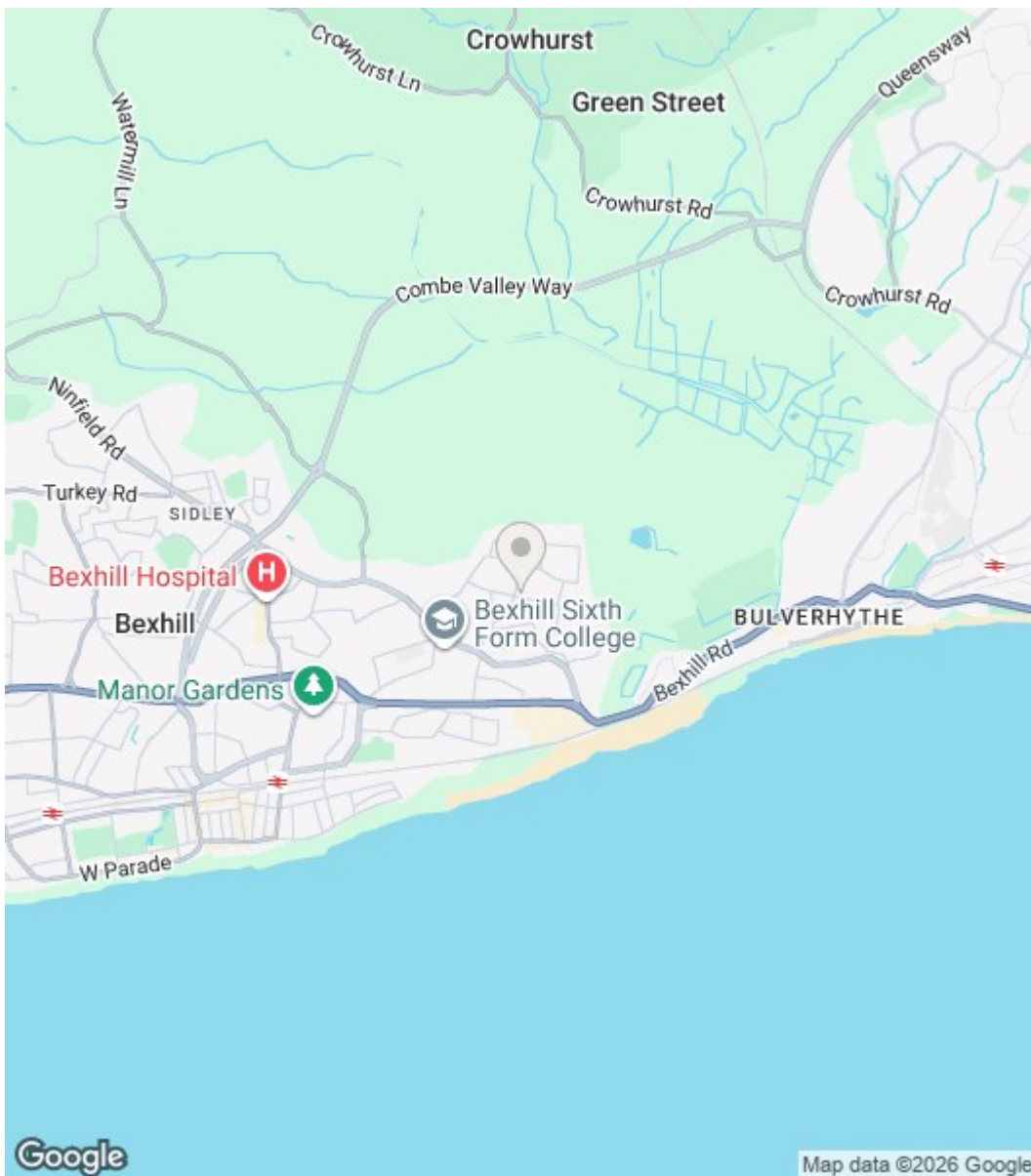
(1) Excluding balconies and terraces

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	97	97
(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 - E

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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3. 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.
4. VAT: The VAT position relating to the property may change without notice.
5. 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>

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