

RUSH
WITT &
WILSON



RUSH
WITT &

294a Bexhill Road, St. Leonards-On-Sea, TN38 8AL
Offers In The Region Of £465,950 - £500,000

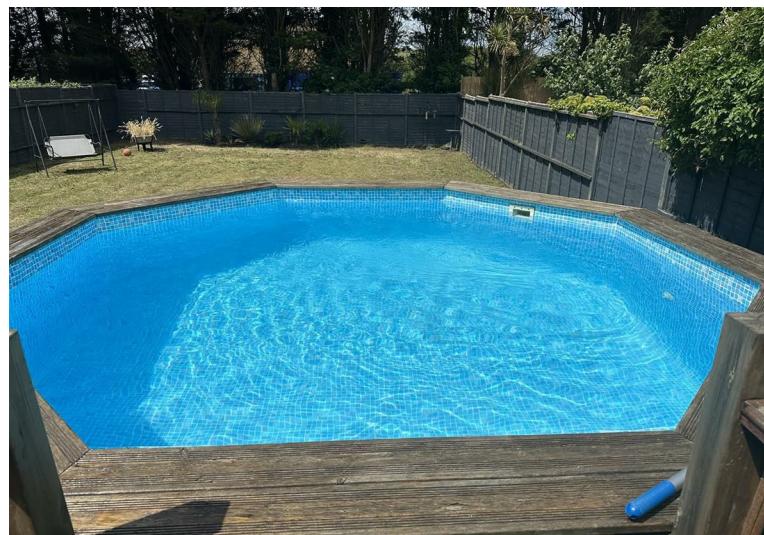
Nestled on Bexhill Road in the charming area of St. Leonards-On-Sea, this impressive detached house offers a perfect blend of modern living and comfort. With four spacious double bedrooms, this property is ideal for families seeking ample space and convenience.

As you approach the house, you will be greeted by a block-paved driveway that accommodates multiple vehicles, leading to a good-sized garage with an internal entrance for easy access. The heart of the home is a spacious kitchen, complemented by a utility room, making daily tasks a breeze. The cinema-style living room, featuring a delightful wood-burning stove, provides a warm and inviting atmosphere for relaxation and entertainment.

Adjacent to the living area, the dining space flows seamlessly into a bright conservatory, which opens out onto a rear decking area, perfect for al fresco dining during the warmer months. The garden is generously sized, offering a tranquil retreat, while a unique walk-in splash pool adds a touch of luxury to your outdoor experience.

Additional features include a practical storage space located under the house, accessible from the rear garden, and a galleried landing that enhances the sense of space throughout. The master bedroom boasts an en suite bathroom, ensuring privacy and convenience, while a well-appointed family bath/shower room serves the remaining bedrooms.

With gas central heating and double-glazed windows and doors throughout, this home promises comfort and efficiency. This property truly ticks all the boxes for those seeking a stylish and functional family home in a desirable location. Don't miss the opportunity to make this splendid house your new home.





RUSH
WITT &
WILSON



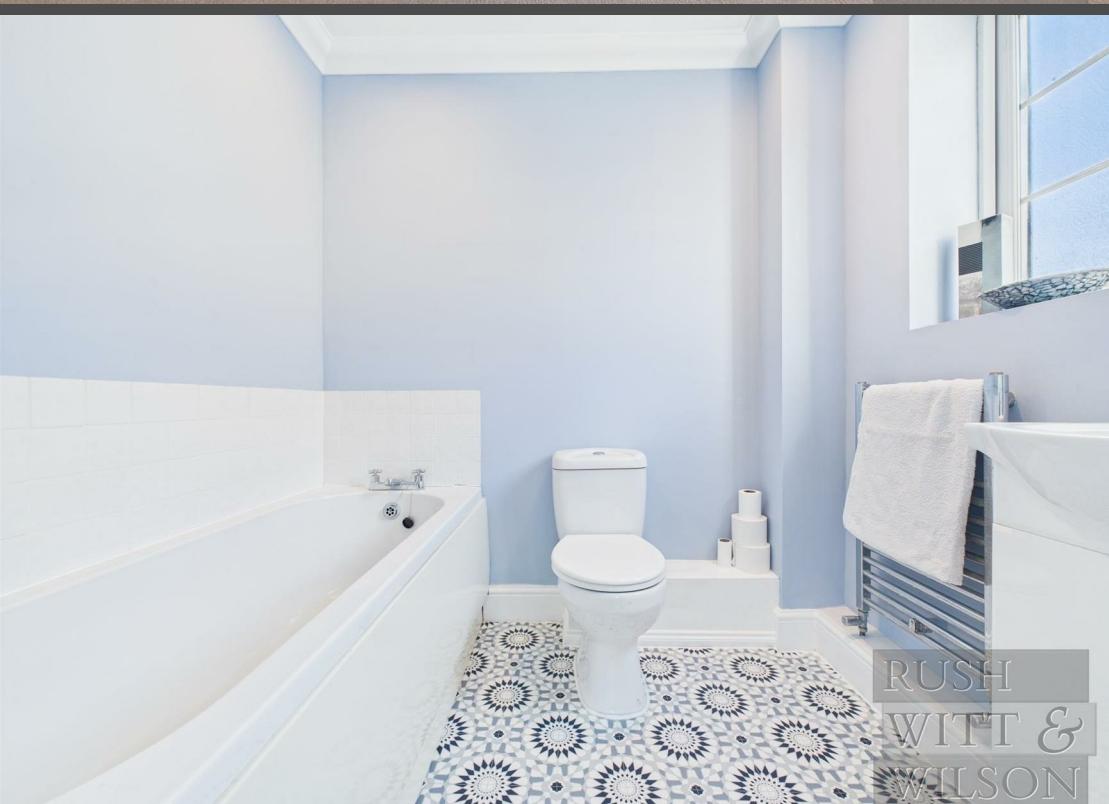
RUSH
WITT &
WILSON



RUSH
WITT &
WILSON



RUSH
WITT &
WILSON





Approximate total area⁽¹⁾

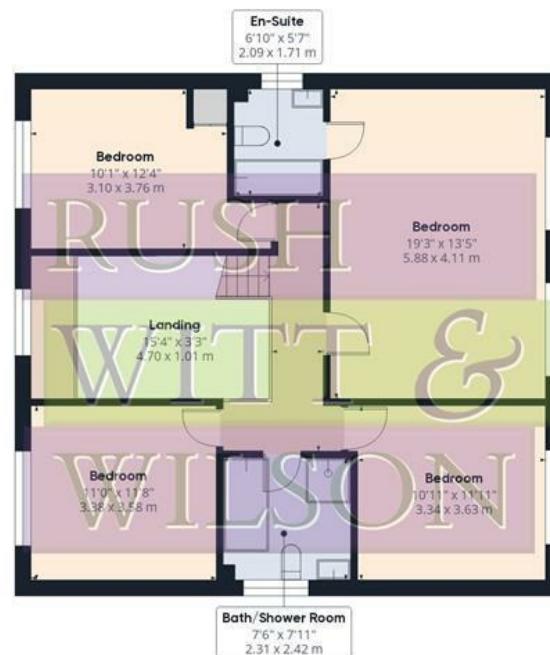
1923.2 ft²

178.67 m²

Reduced headroom

13.97 ft²

1.3 m²



(1) Excluding balconies and terraces

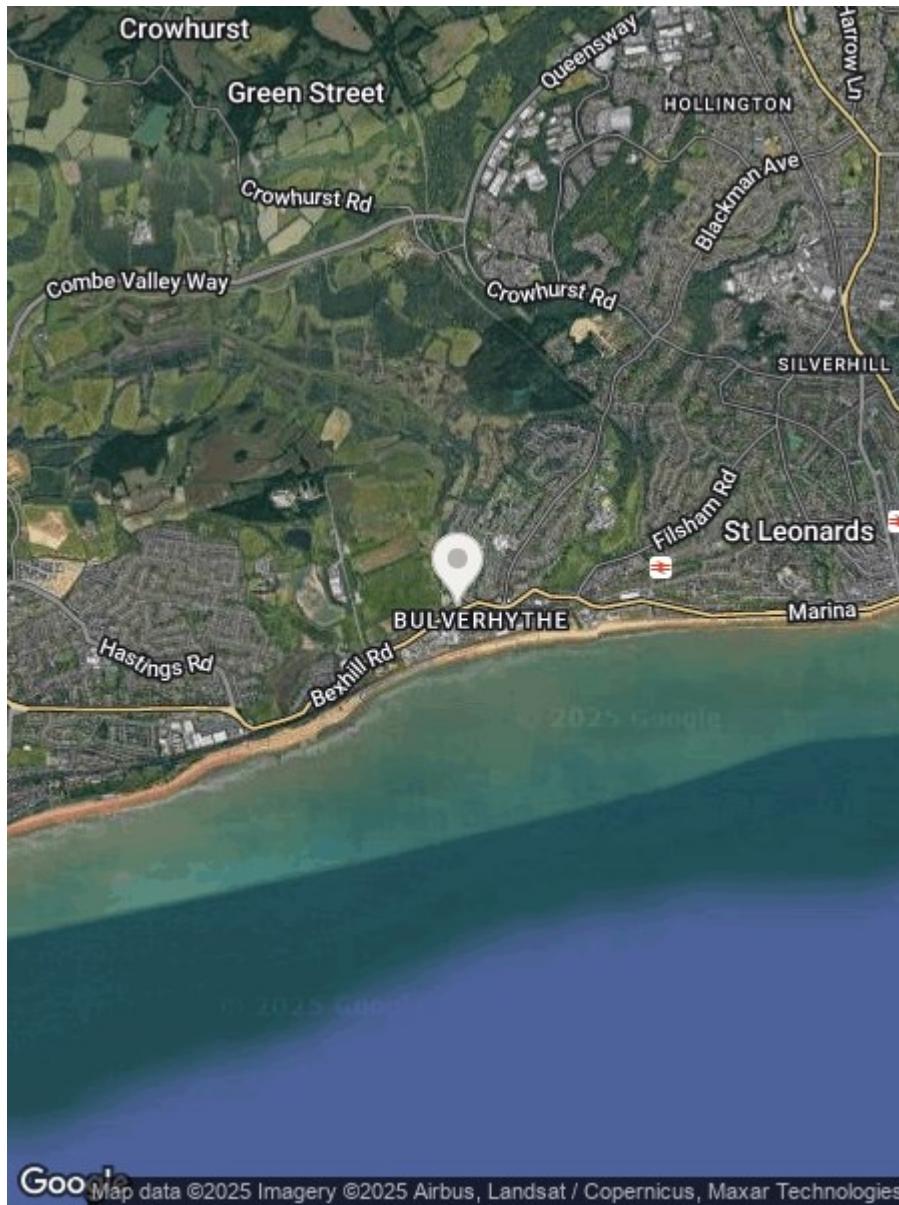
Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Map data ©2025 Google Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

**RUSH
WITT &
WILSON**

Residential Estate Agents
Lettings & Property Management



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	

Rother House Havelock Road
Hastings
East Sussex
TN34 1BP
Tel: 01424 442443
hastings@rushwittwilson.co.uk
www.rushwittwilson.co.uk