

RUSH  
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89 Bexhill Road, St. Leonards-On-Sea, TN38 0AJ  
£270,000

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Located just off Cinque Ports Way, we're thrilled to present this exceptionally well-presented former Coastguard Cottage, featuring three bedrooms, tucked away in a secluded terrace of just four houses on Cinque Ports Way. Ideally situated less than a minute from the beach, this charming home offers the perfect balance of peaceful living and coastal convenience. It's also within easy reach of central St Leonards, with a variety of boutique shops, bars, and restaurants, and close to

West St Leonards railway station, ensuring easy access to the wider area. Inside, the property is immaculately presented, blending period charm with modern luxury. The current owner has beautifully restored the property inside and out just 18 months ago. The beautiful garden is laid with Indian sandstone throughout,

offering two paved patio areas, creating a tranquil space for relaxation and outdoor entertaining. Step inside to discover a bespoke fitted kitchen, a spacious lounge, and a downstairs bedroom, which could also serve as an additional reception room. Upstairs, you'll find two generous double bedrooms, each beautifully appointed, and a luxurious bathroom suite designed to impress. This charming property is just a short stroll from the picturesque St Leonards seafront, offering the ultimate seaside lifestyle in a hidden, tucked-away location, look no further than this stunning property. Don't miss out – contact Rush Witt & Wilson today to arrange an immediate viewing and avoid disappointment!



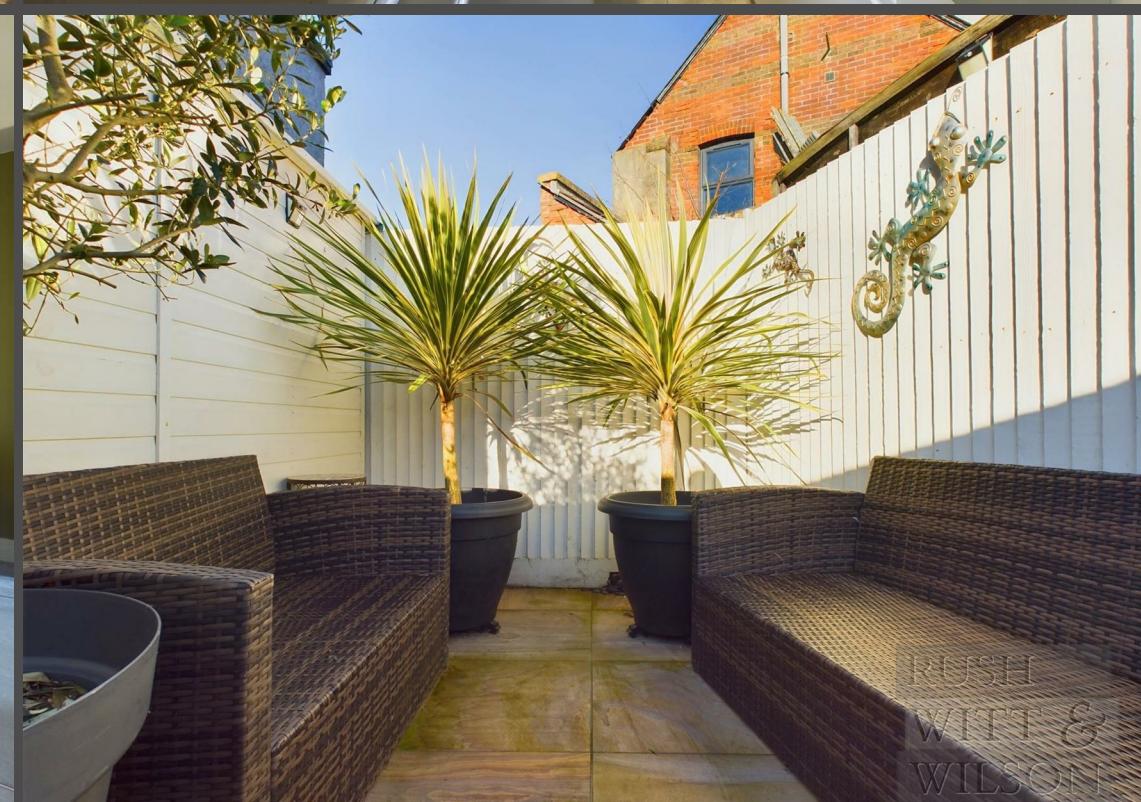


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Approximate total area<sup>(1)</sup>

753.48 ft<sup>2</sup>

70 m<sup>2</sup>

Floor 0

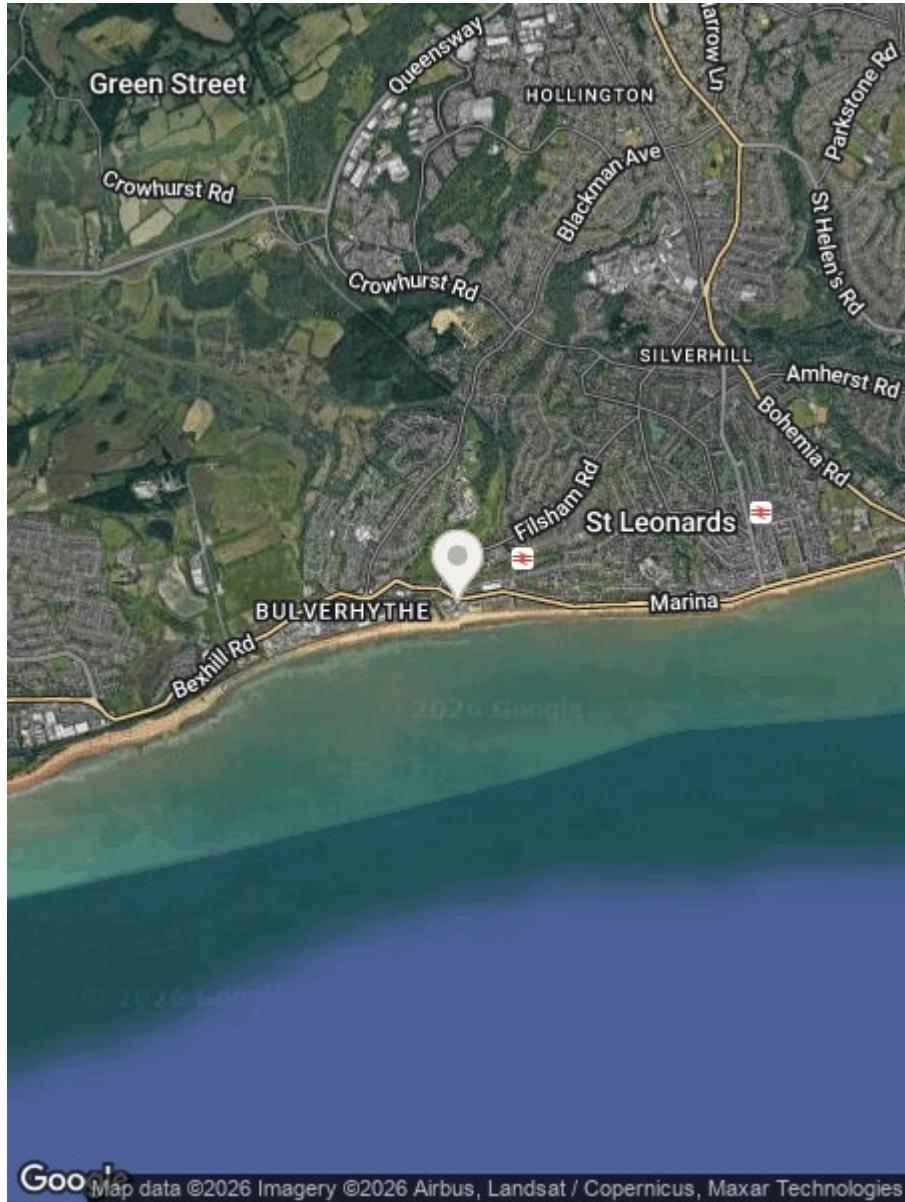


(1) Excluding balconies and terraces

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



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	69	
(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<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	