

**RUSH
WITT &
WILSON**



29 Hartfield Road, Bexhill-On-Sea, East Sussex TN39 3EA
£1,450,000

Rush Witt & Wilson are delighted to present this stunning five bedroom detached beach fronted house with beautiful panoramic sea views, heated outdoor swimming pool, situated in the highly sought after area of Cooden Beach Bexhill. This outstanding property comes with excellent accommodation comprising four reception rooms, downstairs cloakroom, wood burning stove in the living room, bespoke kitchen/breakfast room complete with granite worktops, utility room, double glazed windows and doors, gas central heating system, approx. 37' upvc conservatory to the rear with beautiful sea views, en-suite bathroom to master bedroom, three bathrooms, south facing sun balcony, off road parking and space to erect a brand new garage, lapsed planning permission is available to add substantial double storey extension to the rear with additional conversion of the roof potential, newly re-roofed, beautiful mature private front and extensive south facing rear garden with direct beach access. Viewing comes highly recommended by RWW sole agents.



Entrance Hallway

With tiled floor, double radiator, hardwood entrance door, area for coats, understairs storage cupboard.

Cloakroom

WC with low level flush, wall mounted wash hand basin with tiled splash backs, single radiator, obscured glass window to side elevation, tiled floor.

Living Room

25'6 x 14'4 (7.77m x 4.37m)

Triple aspect with window to front, window to side and patio doors leading to conservatory, exposed floorboards, two double radiators, large wood burning stove set on slate plinth and exposed brick surround.

Dining Room

16'4 x 15'5 (4.98m x 4.70m)

Two windows to rear elevation, double radiator, book shelving, exposed floorboards.

Study/Reading Room

14'5 x 10' (4.39m x 3.05m)

Bay window to front elevation, double radiator, exposed floorboards, wood panelling.

Kitchen/Breakfast Room

18'1 x 14'4 (5.51m x 4.37m)

Windows over look the rear elevation with stunning views of the sea, door leads to conservatory, bespoke fitted kitchen comprising a range of base and wall units with granite straight edge worktops, twin bowl single drainer stainless steel sink unit with mixer tap, plumbing for dishwasher, fitted oven and grill, space for American style fridge/freezer, tiled floor, tiled splash backs, door and window lead to the side of the property, double radiator, part electric - part gas hob with extractor canopy and light, breakfast island with shelving, drawers and additional base unit storage, free standing gas central heating and domestic hot water boiler with timer.

Utility Room

Base and wall units, laminate straight edged worktops, single drainer stainless steel sink unit with mixer tap, plumbing for washing machine, space for tumble dryer, tiled floor, window and door to side, tiled splash backs, display unit.

Conservatory

37'10 x 9'1 (11.53m x 2.77m)

Upvc construction, overlooks the side and front elevations with doors to each side, views over the beautiful heated pool and extensive rear garden with stunning sea views.

First Floor Landing

Via turned hardwood staircase, beautiful bay window overlooks the front elevation, single radiator, access to large roof space with excellent potential to convert into additional bedroom and bathroom accommodation subject to planning.

Bedroom One

19'5 x 14'4 (5.92m x 4.37m)

Window to side elevation, window to rear with stunning panoramic sea views, fitted bedroom furniture comprising wardrobes, drawers, dressing table and double radiator.

En-Suite Bathroom

Suite comprising panelled bath with hand shower attachment, wall mounted wash hand basin with vanity unit, wc with low level flush, single radiator, tiled walls, window to side elevation.

Bedroom Two

14'5 x 12'3 (4.39m x 3.73m)

Window to side elevation, double radiator, door leads out to south facing sun balcony with railing and stunning sea views, fitted wardrobes, door through to Jack and Jill bathroom.

Jack And Jill Bathroom

Suite comprising panelled bath with hand shower attachment, twin wash hand basin set into vanity units, wc with low level flush, double radiator, bidet, built in airing cupboard with slatted shelving, window to front elevation.

Bedroom Three

13'8 x 8'5 (4.17m x 2.57m)

Window to rear elevation with unobstructed sea views, single radiator, fitted wardrobe cupboards.

Bedroom Four

14'1 x 8'7 (4.29m x 2.62m)

Window to rear elevation with unobstructed sea views, single radiator, fitted wardrobe cupboards.

Bedroom Five

10'5 x 9'10 (3.18m x 3.00m)

Window to front elevation, double radiator, exposed floorboards.

Family Shower Room

Comprising walk in shower with electric shower unit controls and shower head, wc with low level flush, pedestal wash hand basin with mixer tap, double radiator, half height wall tiling, travertine floor tiling.

Outside

Front Garden

Mainly laid to lawn with well stocked shrub and flowerbeds, patio pathway to front entrance and side access, accessed via timber gates, all enclosed with retaining walls to all sides, some small trees offering privacy and seclusion, to the side of the property there is a detached brick outbuilding currently used for storage with pitched roof- potential to convert into garage if required.

Rear Garden

Extensive rear garden mainly laid to lawn with spectacular sea views, heated swimming pool with cover, retaining walls offering privacy and seclusion, raised flowerbeds stocked with palm family plants, timber framed boiler room housing heating equipment for swimming pool, post to rail fencing to one side and panelled fencing to the other, steps down to the private gate giving direct secure access to the beach situated to the rear of the garden with panoramic sea views.

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



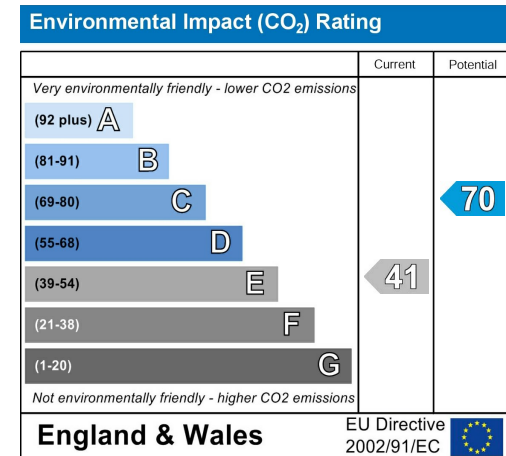
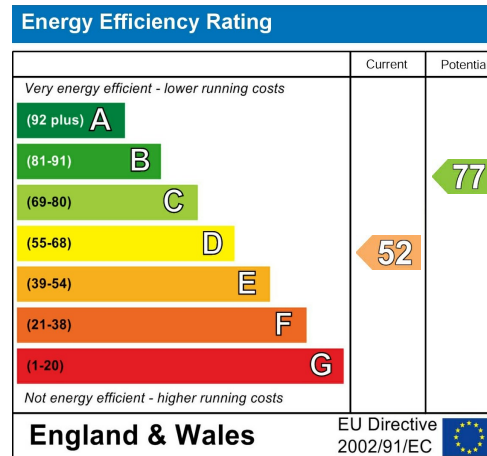


GROUND FLOOR
APPROX. FLOOR
AREA 1504 SQ.FT.
(139.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1083 SQ.FT.
(100.6 SQ.M.)
TOTAL APPROX. FLOOR AREA 2587 SQ.FT. (240.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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