

**RUSH
WITT &
WILSON**



RUSH
WITT &

5 Hever Crescent, Bexhill-On-Sea, East Sussex TN39 4HQ
Offers In Excess Of £630,000 Freehold

About this property

Tucked away at the end of an attractive, tree-lined cul-de-sac in the highly sought-after area of West Bexhill, this exceptional four-bedroom, three-reception room family home seamlessly combines character, generous living space, and modern convenience. Ideally located, the property is within easy reach of excellent transport links and Bexhill town centre, offering a vibrant mix of independent shops, cafés, and restaurants. The seafront, promenade, and the iconic De La Warr Pavilion are also just a short distance away. Upon entering, you are welcomed by a charming entrance porch leading into a spacious and inviting hallway. The bay-fronted family lounge is a standout feature, complete with an open fireplace that creates a warm and cosy atmosphere. A second reception room benefits from double doors opening onto the rear garden, providing flexible living space, while the separate dining room is perfectly suited for entertaining guests. The well-equipped kitchen includes a practical breakfast bar, and the ground floor is further enhanced by a convenient WC/shower room. Upstairs, the property offers four well-proportioned bedrooms, ideal for growing families, along with a recently refitted, high-quality family bathroom. Externally, the home continues to impress. There is off-road parking for two vehicles, a detached garage, and an attractive front garden with mature planting. The beautifully maintained rear garden is a true highlight, featuring a manicured lawn, a delightful summer house, and a generous patio area—perfect for outdoor dining and relaxation. Additional benefits include gas-fired central heating, UPVC double glazing, and a wealth of original features that enhance the home's character and appeal. This outstanding property is a rare opportunity and must be viewed to be fully appreciated. Contact Rush Witt Wilson today to arrange your viewing.









Floor 0



Floor 1



Approximate total area⁽¹⁾

132.4 m²

1425 ft²

Reduced headroom

0.4 m²

4 ft²

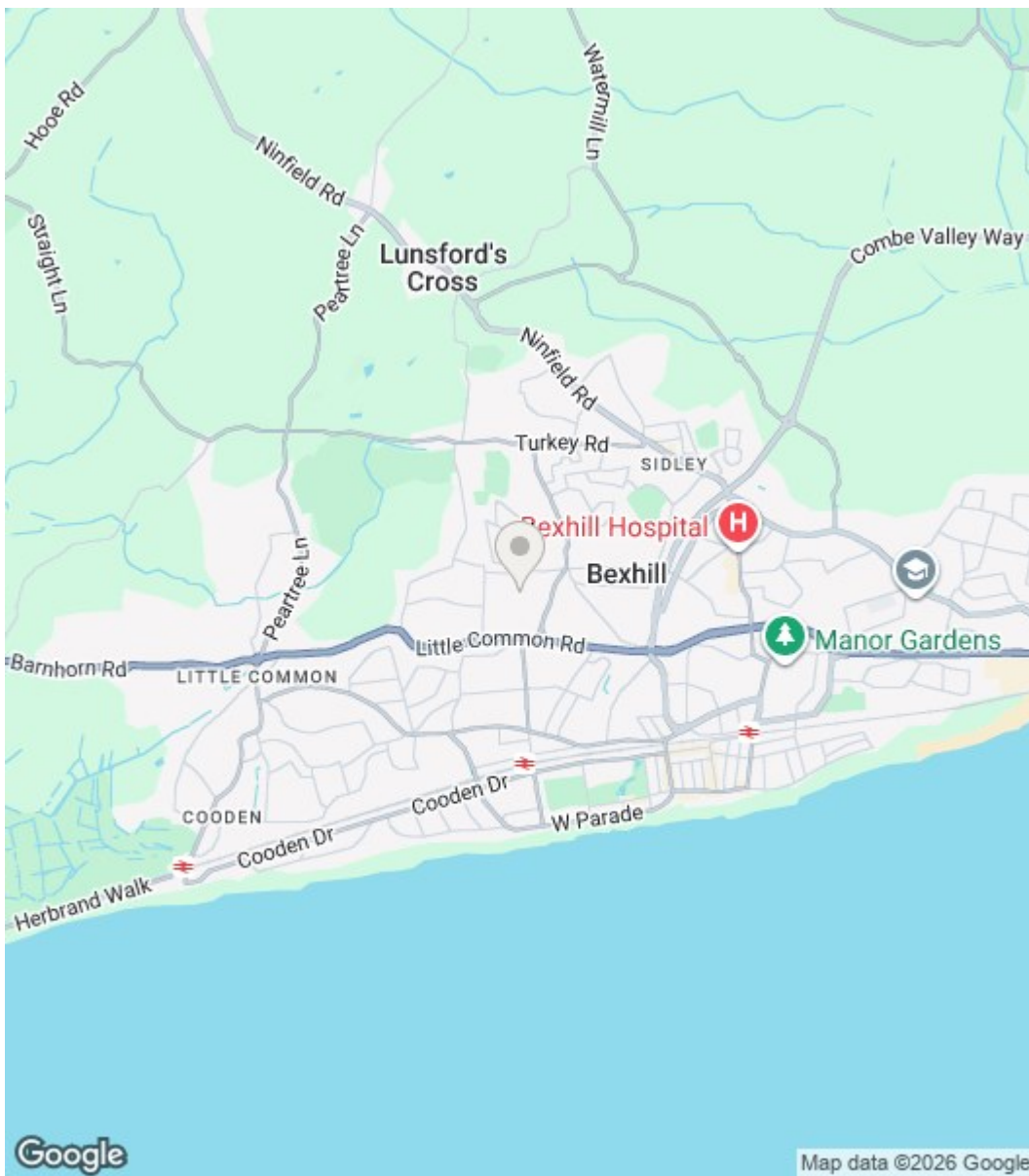
(1) Excluding balconies and terraces

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		
(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
	64	74

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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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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