

RUSH
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**6 Hartfield Road, Bexhill-On-Sea, East Sussex TN39 3EA
£855,000**

This exceptional four-bedroom seaside detached house is located in the highly desirable Hartfield Road, Cooden Beach, Bexhill, just a short stroll from the beach and close to mainline railway station to London. The property features a spacious entrance hall, a convenient downstairs cloakroom, and a sunlit living room that faces south. It also boasts an interconnecting dining room, a well-equipped kitchen/breakfast room, a rear lobby, a utility room, conservatory and a modern downstairs wet room. The accommodation includes four bedrooms, with one located on the ground floor and three more on the first floor, complemented by a family bathroom. Additional highlights of the home consist of a gas central heating system, double-glazed windows and doors, and extensive private front and rear gardens. For your convenience, there's also an integral garage and an in-and-out gravelled driveway. The property is offered with no onward chain, making it an appealing option for potential buyers. Viewing is highly recommended through Rush Witt & Wilson, Sole Agents, to fully appreciate all that this lovely home has to offer.



Large Entrance Porch

Window to side elevation, French doors to the front, crazy paved flooring.

Entrance Hallway

Spacious and bright, obscure glass windows and door leading to the porch, wall mounted night storage heater and large understairs storage cupboard, further stained glass window to the side.

Cloakroom/WC

WC with low level flush, pedestal wash hand basin, half height wall tiling and obscure glass window to the front elevation.

Living Room

22'6" x 11'6" (6.88m x 3.53m)

Two windows overlook the front elevation, window to the rear, York Stone fireplace with wood burning stove, connected to the dining room.

Dining Room

12'2" x 10'5" (3.71m x 3.20m)

Window to the rear elevation.

Conservatory

16'1" x 9'7" (4.92m x 2.94m)

Night storage heater, pitched roof with windows overlooking the rear and side elevations, French doors lead to the rear garden with tiled floor.

Kitchen/Breakfast Room

20'3" x 8'8" (6.18m x 2.65m)

Windows overlook the rear garden. Fitted kitchen comprising a range of wall and base units with laminate worktops, single bowl stainless steel sink unit with mixer tap, built-in dishwasher, gas hob with extractor canopy and light, space for fridge freezer, integrated Neff double oven and grill and built-in meter cupboards.

Rear Lobby

14'2" x 4'10" (4.33m x 1.49m)

Night storage heater, door leads out to the rear garden, tiled floor, boiler cupboard housing the gas central heating warm air system, door through to the garage.

Utility Room

10'6" x 5'4" (3.22m x 1.64m)

Obscure glass window to side elevation, base and wall units with laminate worktop and plumbing for washing machine, space for tumble dryer, single drainer sink unit with mixer tap, tiled floor, space for additional worktops.

Wet Room

Walk-in shower with glass screen, wall mounted electric shower controls and showerhead, heated towel rail, w.c. with low level flush, pedestal wash hand basin, tiled floor, tiled walls and obscure glass window overlooks the rear elevation, electric shaver point.

Bedroom One

17'1" x 11'11" (5.23m x 3.65m)

Windows overlook the front and side elevations, built-in wardrobe cupboard.

First Floor Landing

Spacious in size with a room for a desk and chair, access to the roof space, two doors lead to eaves storage space, airing cupboard with slatted shelving.

Bedroom Two

12'11" x 11'10" (3.94m x 3.61m)

Window to the front elevation, built-in wardrobe cupboards.

Bedroom Three

12'0" x 8'9" (3.67m x 2.67m)

Window to the front elevation, built-in wardrobe cupboards and doors through to storage.

Bedroom Four/Sun Room

13'1" x 8'5" (3.99m x 2.58m)

Windows overlook the front and side elevations with door through to sun balcony and additional door to a further sun balcony.

Outside

Front Garden

Mainly laid to lawn and enclosed with fencing and hedging to all sides offering privacy and seclusion, lots of established shrubs and plants of various kinds and side access is also available. In and out gravelled driveway and access to the garage.

Garage

Electrically operated up and over door, power and light, obscure glass window to the side elevation, shelving, door leading to rear lobby.

Rear Garden

Extensive in size and mainly laid to lawn with a whole host of mature shrubs, plants and trees of various kinds, various seating areas to be found on the patio areas for alfresco dining, potting shed and summerhouse and outside water tap and the garden is fully enclosed with hedging and fencing to all sides offering privacy and security.

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.

COUNCIL TAX BAND - F

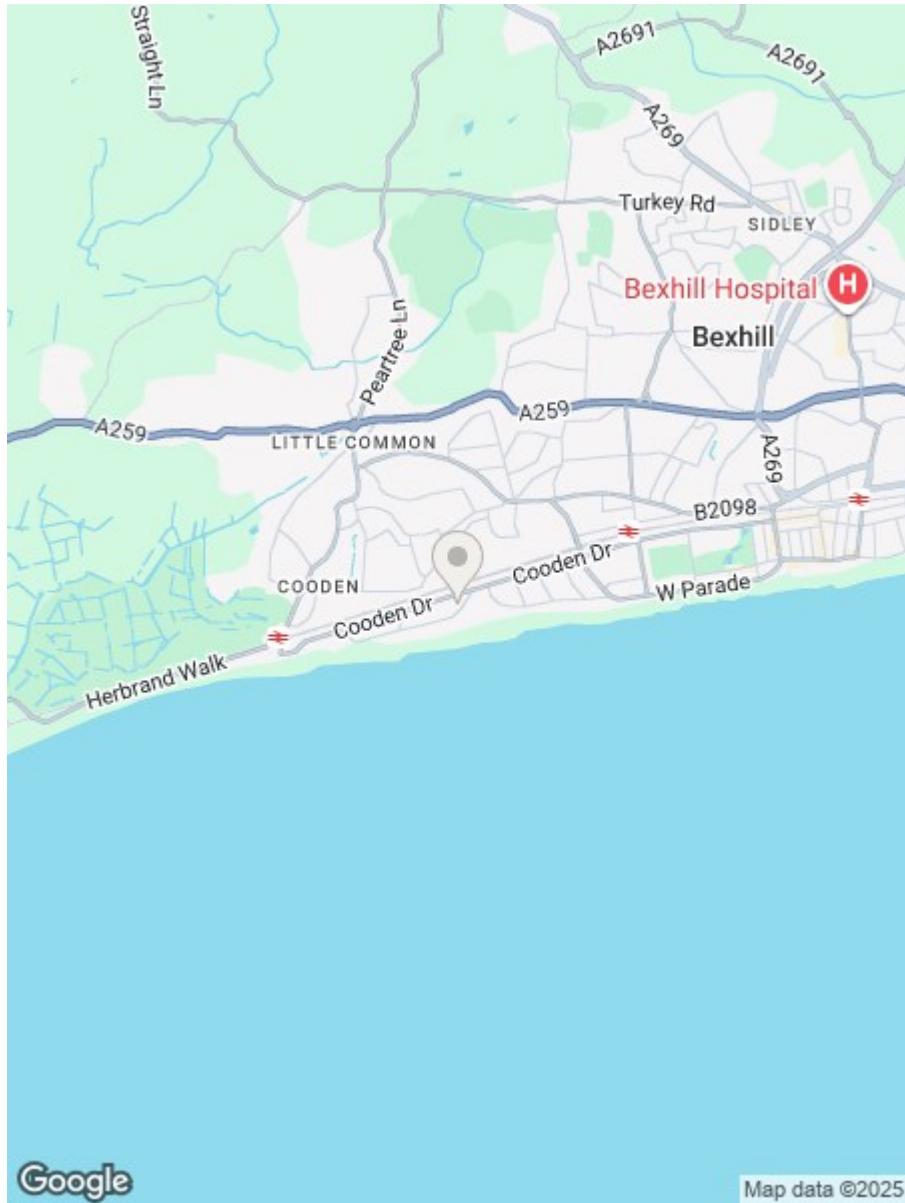




TOTAL FLOOR AREA : 2097 sq.ft. (194.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	