52 South Cliff, Bexhill-On-Sea, East Sussex TN39 3EE
£1,045,000

An opportunity to acquire this exceptionally well presented four bedroom detached house ideally located in this prime position of South Cliff within easy walking distance to South Cliff Beach, benefitting from sea views reaching across to Beachy Head.

The property has been modernised and presented to an exceptional standard throughout by the current owners and offers bright and spacious accommodation throughout comprising; a double aspect lounge, large modern fitted kitchen/diner, separate bay-fronted dining room/second reception room and WC all to the ground floor. To the first floor there are four double bedrooms with one of the bedrooms benefitting from its own modern fitted en-suite shower room and an additional modern fitted family bathroom. Other internal benefits include gas central heating to radiators, triple glazed windows throughout and ample storage space. Externally the property boasts a beautifully maintained rear garden with large workshop, whilst to the front of the property there is a front garden and a driveway providing off road parking for multiple vehicles leading to the garage.

Ideally situated in this picturesque position in Cooden with the most of the property benefiting from sea views across the English Channel whilst still being only approximately 1 mile from Bexhill town centre with its wide range of amenities and main line rail station with direct links to London Victoria, Gatwick Airport, Brighton and Ashford International. Viewing comes highly recommended by RWW Bexhill to appreciate this beautiful home in this highly sought after location. Council Tax Band F.

Entrance Porch
5'10" x 4'3" (1.78 x 1.31)
Obscured double glazed front door, with obscured double glazed sidelight windows, tiled floor, glass panelled internal double doors leading to the entrance hall.

Entrance Hall
Column radiator, stairs leading to the first floor, two large under stairs storage cupboards, one with hanging space, shelving and housing the electric consumer unit and electric meter.

Lounge
15'5" x 13'10" (4.70 x 4.23)
Triple glazed windows to the front elevation with sea views across to Beachy Head, triple glazed window and door to the rear elevation giving direct access onto the rear garden, two column radiators, inset fire place with feature wood burning stove.

Dining Room/Ground Floor Bedroom
16'0" x 11'10" (4.88 x 3.62)
Triple glazed bay window to the front elevation with spectacular sea views across to Beachy Head, triple glazed window to the side elevation, two column radiators, wall mounted electric fireplace.

Kitchen/Breakfast Room
22'11" x 17'2" (7.01 x 5.25)
Triple aspect, triple glazed windows to the rear and both side elevations, a set of double glazed bi-folding doors giving direct access onto the garden, two modern vertical radiators, stunning modern fitted kitchen with a range of matching wall and base level units with solid quartz worktop surfaces, large cupboard housing the gas central heating boiler, integrated fridge, integrated dishwasher, inset butler sink with worktop drainer and mixer tap, integrated washing machine, integrated electric eye level double oven with grill, walk in larder with fitted shelving and lighting, pull out larder style cupboard, induction AEG hob with additional gas burner and modern extractor hood above, integrated under counter freezer, recessed ceiling spotlights.

Ground Floor WC
Obscured triple glazed window to the front elevation, heated chrome towel rail/white column radiator, low level wc, vanity unit with wash hand basin, mixer tap and storage cupboard beneath, tiled floor, part wood panelled walls.

First Floor Galleried Landing
Recessed ceiling spotlights, access to loft space with fitted loft ladder.

Bedroom One
15'5" x 11'10" (4.72 x 3.62)
Double aspect, triple glazed windows to the front and rear elevations, with stunning sea views across to Beachy Head at the front, column radiator, recessed ceiling spotlights.

Bedroom Two
12'11" x 11'10" (3.96 x 3.61)
Double aspect, triple glazed windows to the front and side elevations, with stunning sea views across to Beachy Head from the front, column radiator, recessed ceiling spotlights.

Bedroom Three
11'10" x 10'11" (3.62 x 3.33)
Triple glazed window to the rear elevation, radiator, door leading through to en-suite.

En-Suite Shower Room
Obscured triple glazed windows to the side elevation, heated chrome towel rail/white column radiator, modern white suite comprising vanity unit with wash hand basin, mixer tap and storage cupboard beneath, glass splashback, low level wc, large walk in shower cubicle with wall mounted shower controls and shower attachment, part tiled walls, tiled floor, recessed ceiling spotlights and extractor fan.

Bedroom Four
12'1" x 8'1" (3.70 x 2.47)
Triple glazed window to the front elevation with stunning sea views reaching across to Beachy Head, radiator.

Family Bathroom
Triple glazed obscured window to the side elevation, heated chrome towel rail/white column radiator, modern suite comprising vanity unit with wash hand basin, mixer tap and storage cupboards and drawers beneath, low level wc, panelled enclosed p-bath with wall mounted shower controls, shower attachment and rain effect showerhead, recessed ceiling spotlights, part tiled walls, tiled floor, extractor fan.

Outside

Front Garden
Driveway providing off road parking for multiple vehicles leading to the single garage, the front garden is mainly laid to lawn with some mature plants and shrubs, blocked paved pathway leading to the front door.

Rear Garden
A stunning and beautifully maintained rear garden, with two raised composite decking areas, sun patio, the rest of the garden is mainly laid to lawn with extensive and mature plants, shrubs and hedging, gated access down both sides of the property leading to the front, large range of bespoke timber workshops/sheds, rear access into the garage, external power points.

Workshop
24'0" x 12'11" (7.34 x 3.95)
Single glazed windows to the front, side and rear elevations, with three doors giving different access points, light, power, shelving, this space is currently used as a workshop/potting shed.

Adjoining Shed
7'3" x 6'4" (2.23 x 1.94)
With windows to the rear and side elevations, fitted shelving.

Single Garage
16'2" x 11'0" (4.94 x 3.37)
Obscured glass panelled stable style door giving access into the garage, with electric up and over door, light and power, access panel to loft space, fitted shelving.

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
999 sq.ft. (92.8 sq.m.) approx.

1ST FLOOR
875 sq.ft. (81.3 sq.m.) approx.

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TOTAL FLOOR AREA : 1874 sq.ft. (174.1 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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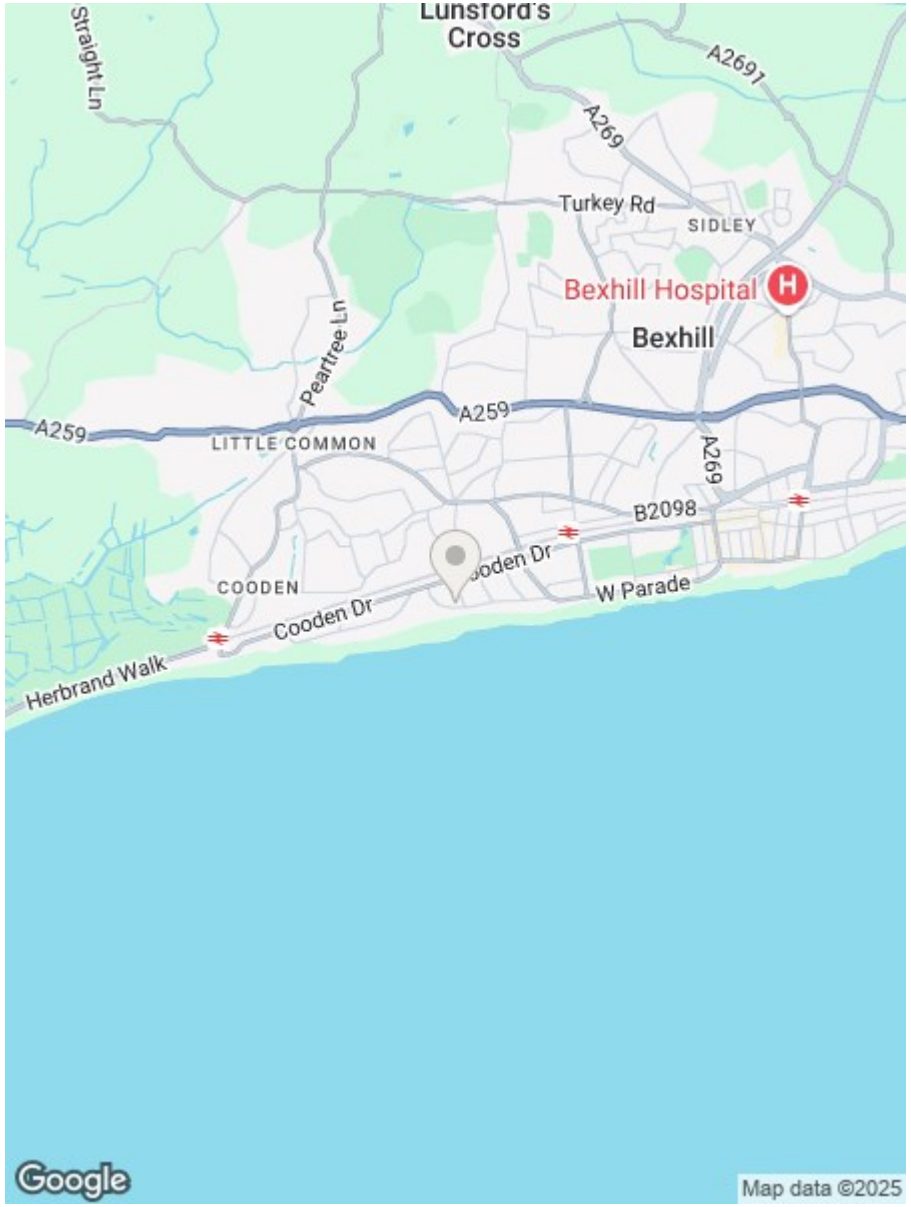

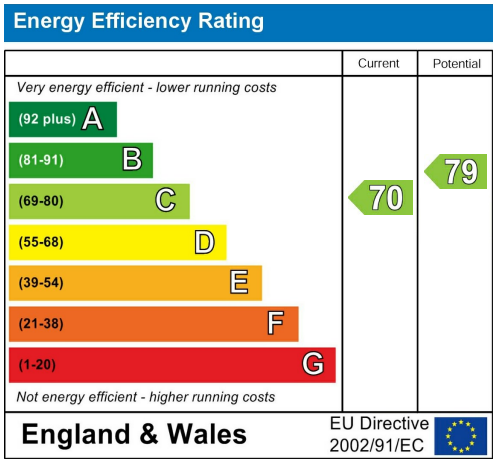

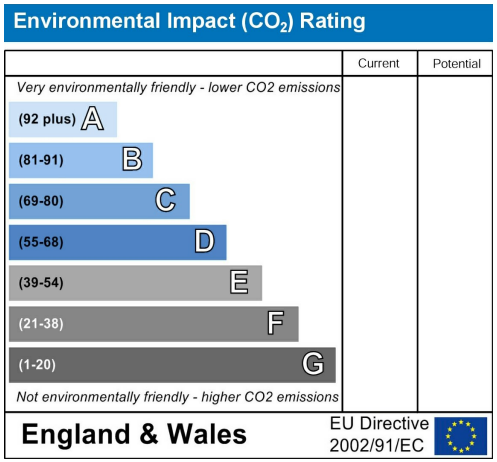

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