

**RUSH  
WITT &  
WILSON**



**59 South Cliff, Bexhill-On-Sea, East Sussex TN39 3EE**  
**Guide Price £1,250,000**

**A very special opportunity to purchase a three bedroom detached beach fronted chalet bungalow with direct beach access and panoramic sea views. Planning permission has also been granted to build a dream stunning bespoke three storey detached beach house approx. 4000 sqft with cutting edge design and thought. Planning reference RR/2021/1108/P. The existing bungalow comprises two reception rooms, three bedrooms and two bathrooms, gas central heating system, kitchen, private front and rear gardens, sun terraces to the lower beach garden area and to the rear of the property and garage with off road parking. All enquires to be made to Rush Witt & Wilson Bexhill. The property lends itself to either improvement and refurbishment or full redevelopment.**



**Entrance Hall**

Entrance door, single radiator.

**Cloakroom**

WC with low level flush, obscure glass window to the front elevation.

**Living Room**

20'4 x 14'4 (6.20m x 4.37m)

Window overlook the rear elevation with stunning sea views and direct beach access, stone fireplace with real flame, coal effect gas fire, double radiator.

**Dining Room**

15'4 x 11' (4.67m x 3.35m)

Double radiator, patio doors lead into the conservatory.

**Conservatory**

15'4 x 10' (4.67m x 3.05m)

With panoramic sea views, patio doors lead onto the rear garden, two single radiators.

**Kitchen**

10'1 x 12'2 (3.07m x 3.71m)

Window to the front elevation, fitted kitchen comprising a range of base and wall units with laminate roll edge worktops, single drainer one and half bowl sink unit with mixer tap, plumbing for washing machine, plumbing for dishwasher, gas hob, integrated double oven with grill, door to side lobby.

**Side Lobby**

With door front, door to pantry and access to garage.

**Bedroom One**

12'10 x 14'5 (3.91m x 4.39m)

Bay window to the front elevation with stunning sea views, double radiator, built in wardrobe cupboards.

**Bedroom Two**

12'9 x 12'5 (3.89m x 3.78m)

Bay window to the front elevation, double radiator.

**Bathroom**

Panelled bath with wall mounted electric shower unit, controls and showerhead, wall mounted wash hand basin with vanity unit beneath, wc with low level flush, walk in shower cubicle with electric shower and showerhead,

heated towel rail, obscure glass window to the front elevation.

**First Floor Landing**

**WC**

Comprising corner wash hand basin, wc with low level flush, Velux window to the front elevation.

**Bedroom Three**

11'10 x 14'9 (3.61m x 4.50m)

Window to the rear elevation with stunning sea views, single radiator.

**Bedroom Four**

9'5 x 10'3 (2.87m x 3.12m)

Velux window to the rear elevation, built in wardrobe cupboards.

**Outside**

**Front Garden**

Mainly laid to lawn, enclosed with retaining walls and hedging to either side with well stocked shrub and flowerbeds, extensive off road parking is available, side access.

**Detached Garage**

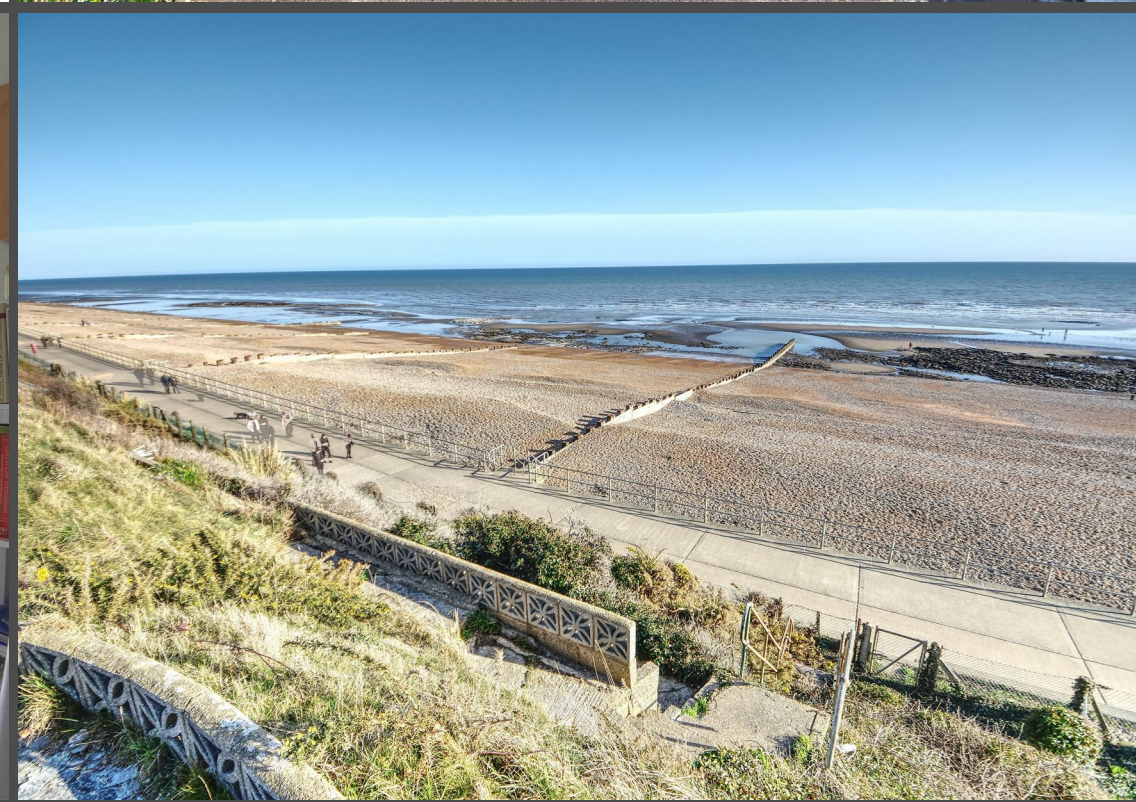
With electrically operated up and over door, two windows overlook the side elevation

**Rear Garden**

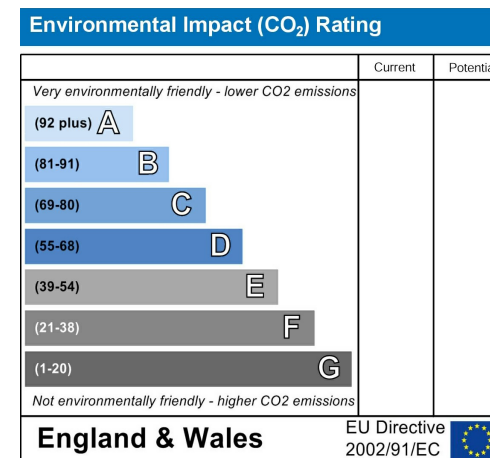
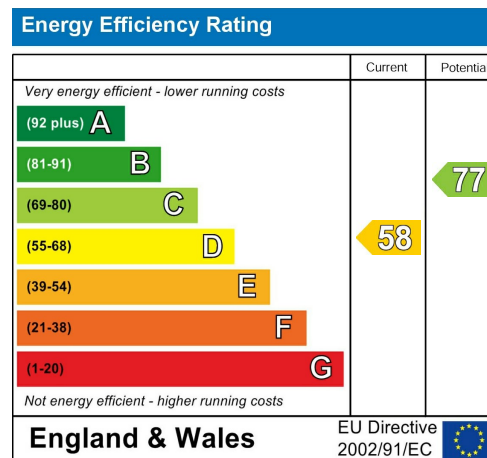
Mainly laid to lawn with direct beach access, panoramic sea views, patio area for alfresco dining, additional sun terraces toward the beach end.

**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.







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