

**RUSH
WITT &
WILSON**



**1 Beaulieu Road, Bexhill-On-Sea, East Sussex TN39 3AD
£775,000**

A substantial five bedroom detached house, built circa. 1955, situated in the very highly sought after area of Cooden Beach seafront. The property has retained many of its beautiful original features with herringbone wood flooring, open brick fireplace and much character throughout. The property comprises spacious entrance porch, two reception rooms, kitchen/breakfast room, downstairs cloakroom, side lobby with utility room, access to the garage, first floor accommodation comprises five bedrooms, family bathroom, ensuite to master. Other benefits include gas central heating system, double glazed windows and doors. Outside comes with private front garden and south facing rear garden, detached art studio fully insulated with power and lights, additional access to the side via double gates, off road parking to the front on brick paved driveway leading to garage. Viewing comes highly recommended by Rush Witt & Wilson, Sole Agents. Council Tax Band F.



Entrance Porch

Windows to the front and side elevations, terracotta floor tiling and entrance door.

Entrance Hallway

Double radiator, understairs storage cupboard, herringbone wood flooring.

Cloakroom

W.C. with low level flush, corner wash hand basin, double radiator, obscure glass window to the front elevation.

Living Room

18'8" x 12'6" (5.71m x 3.82m)

Triple aspect windows to both the front and side elevations, French doors and windows overlook and lead out onto the rear southerly facing garden. Double radiator and open brick fireplace.

Dining Room

11'10" x 9'11" (3.63m x 3.04m)

Window overlooks the rear southerly elevation onto the rear garden, double radiator, herringbone wood flooring, bookcase and concertino original sliding wood divider.

Kitchen/Breakfast Room

16'0" x 9'10" (4.89m x 3.02m)

Window to the rear and side elevations fitted kitchen comprising a range of base and wall units with solid woodblock worktops, plumbing for dishwasher, single drainer stainless steel sink unit with mixer tap, wine cooler fridge, integrated fridge and integrated freezer, Range style cooker with gas hob, electric ovens and grill with glass splashback, extractor canopy and light, built-in larder cupboard.

Side Lobby

Window and door to the side elevation, terracotta floor tiling.

Utility Room

Plumbing for the washing machine, shelving and space for tumble dryer and door leads to the garage.

First Floor Landing

Window to the front elevation, double radiator, access to roof space.

Bedroom One

15'1" x 13'0" (4.62m x 3.98m)

Windows to the rear and side elevations, double radiator, exposed floorboards.

En-Suite

Comprising walk-in shower with chrome controls, fixed rainfall shower head and hand shower attachment, wall mounted wash hand basin with travertine splashback, w.c. with concealed cistern, obscure glass window to side elevation, chrome heated towel rail.

Bedroom Two

16'9" x 9'10" (5.13m x 3.02m)

Windows to both the front and side elevations, double radiator, exposed floorboards.

Bedroom Three

12'9" x 9'10" (3.89m x 3.01m)

Velux window to front elevation, further window to side, double radiator.

Bedroom Four

12'0" x 8'0" (3.68m x 2.44m)

Window to the rear elevation, double radiator, built-in wardrobe cupboard and exposed floorboards.

Bedroom Five

11'11" x 10'0" (3.65m x 3.05m)

Window to the rear elevation, double radiator, built-in wardrobe cupboard, exposed floorboards.

Bathroom

Suite comprising double ended bath with hand shower attachment, w.c. with low level flush, wall mounted wash hand basin with contemporary vanity drawer beneath, chrome heated towel rail, walk-in shower cubicle with rainfall showerhead, chrome controls and hand shower attachment, obscure glass windows to the side elevation and tiled splashbacks.

Outside

Front Gardens

Mainly laid to lawn and off road parking is available and there is a whole host of mature shrub, plants and trees of various kinds. The garden is enclosed with retaining walls and fences to all sides offering some privacy and seclusion

and further extensive shrubbery area to the other side of the driveway which is brick paved, side access is also available.

Rear Garden

Is extensive in size and is predominately laid mainly laid to lawn with a whole host of established shrubbery plants and trees of various kinds offering privacy and seclusion. The garden is fully enclosed to all sides and a summerhouse, additional shed and patio area for alfresco dining, two external power points, outside water tap.

Detached Studio

15'8 x 13'6 (4.78m x 4.11m)

This is fully insulated and is divided into two studios. and additional access from the road is also available by double gates, has power and light.

Garage

17'0" x 10'3" (5.20m x 3.13m)

Window overlooks the side elevation, double opening doors which open to the front and a gas boiler cupboard and additional storage cupboard, power and light. This can be used as an office or reinstated back to a garage if required.

Agents Note

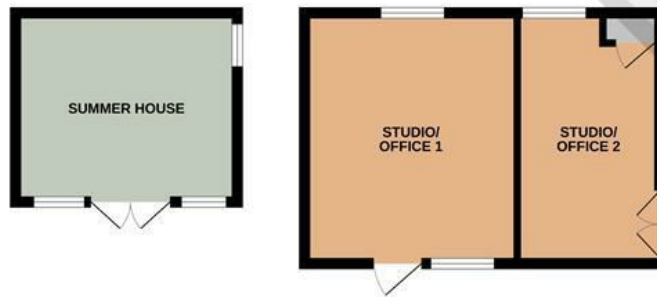
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



GROUND FLOOR
934 sq.ft. (86.7 sq.m.) approx.



1ST FLOOR
936 sq.ft. (86.9 sq.m.) approx.

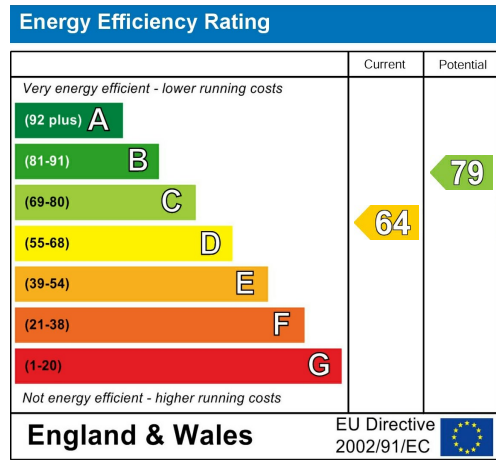
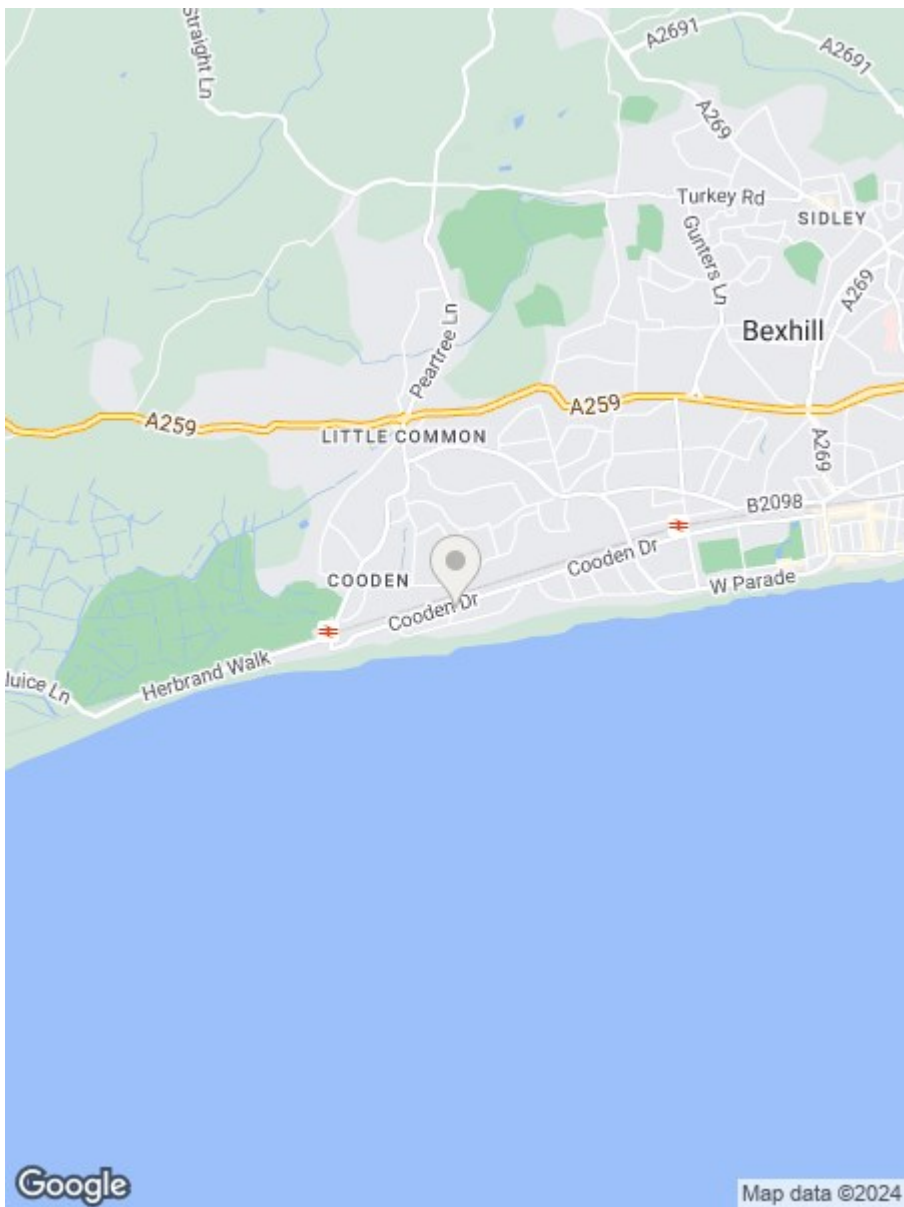


OUTBUILDINGS
359 sq.ft. (33.3 sq.m.) approx.

TOTAL FLOOR AREA : 2228 sq.ft. (207.0 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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