

**RUSH
WITT &
WILSON**



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

An exceptional four bedroom detached older style house with stunning sea views towards the South Downs. The property has a beautiful entrance lobby, four bedrooms, four reception rooms, downstairs cloakroom, kitchen/breakfast room, dining room, utility room, UPVC double glazed conservatory, south facing sun room, full width sun balcony with spectacular sea views, two bathrooms, oak beams, extensive off road parking, private gardens and is directly facing the seafront in one of the most desirable locations in Bexhill, Beaulieu Road, Cooden. Viewing comes highly recommended by Rush Witt & Wilson, Sole Agents.



Entrance Lobby

With entrance door and window to front elevation.

Entrance Hallway

Window to side, double radiator, oak beams.

Cloakroom

WC with low level flush, wall mounted wash hand basin with tiled splash-back, single radiator, obscure glass window to the side elevation.

Living Room

18'3 x 17'9 (5.56m x 5.41m)

Windows overlook the front and side elevations, two double radiators, inglenook fireplace with tiled hearth and real flame gas fire.

Sun Room

29'1 x 7' (8.86m x 2.13m)

Overlooks the south elevation with windows to three sides, large patio doors to the front leading onto the sun patio, two double radiators, double doors opening to the dining room.

Dining Room

12'5 x 11'8 (3.78m x 3.56m)

Brick built fireplace, oak beams, radiator.

Kitchen/Breakfast Room

14'4 x 11'4 (4.37m x 3.45m)

Window to rear elevation. Modern fitted kitchen comprising a range of wall and base units with straight edge worktops, one and a half bowl single drainer sink unit with mixer tap, fitted induction hob with glass splash-back, extractor canopy and light, tiled splash-backs, plumbing for dishwasher, built-in Neff double oven with grill, space for large American fridge/freezer, double radiator.

Utility Room

9'6 x 6'5 (2.90m x 1.96m)

Window to both rear and side elevations, space for tumble dryer base units with stainless steel sink unit, plumbing for washing machine, built-in cupboards.

Inner Hallway

Understairs pantry cupboard.

Conservatory

15'2 x 8'11 (4.62m x 2.72m)

Sliding doors to side onto rear patio, windows overlooking side and rear elevations, double radiator.

First Floor Landing

Window to rear elevation, access to roof space, two built-in linen/storage cupboards, immersion heater in airing cupboard.

Bedroom One

15'1 x 13' (4.60m x 3.96m)

Built-in wardrobe cupboards, two double radiators, patio doors lead onto large sun balcony with panoramic views over the English Channel towards the South Downs in Eastbourne.

Bedroom Two

12'8 x 10' (3.86m x 3.05m)

Window to front elevation with stunning views to the sea, double radiator.

Bedroom Three

11'2 x 9'4 (3.40m x 2.84m)

Window to westerley elevation with views towards the South Downs, built-in storage cupboards and currently used as a study with fitted desk, shelving and a book case.

Bathroom

Modern suite comprising double width shower with shower controls and shower head and chrome controls, inset wash hand basin with vanity unit beneath, w.c. with concealed cistern, double radiator, two heated towel rails, two obscure glass windows which overlook the rear elevation.

Bedroom Four

12'7 x 7'8 (3.84m x 2.34m)

Double radiator, dual aspect windows overlooking the south and east elevations.

Additional Bathroom

Suite comprising panelled bath with hand shower attachment, w.c. with low level flush, pedestal wash hand basin with tiled splash-back, double radiator, built-in storage cupboard, obscure glass window to side elevation.

Outside

Front Garden

Mainly laid to lawn with patio areas for alfresco dining and area southerly facing with beautifully stocked shrub and flower beds and enclosed with hedging and fencing to all sides.

Single Garage

Up and over electrically operated door, power and light. attic storage space, Personal door to the rear.

Rear Gardens

The rear garden is divided partway to a large patio area for entertaining and hexagonal raised brick feature, large lawned area surrounded by shrubbery and hedging with fencing to the rear, large timber framed shed with power and light and additional timber framed workshop for potting plants etc.

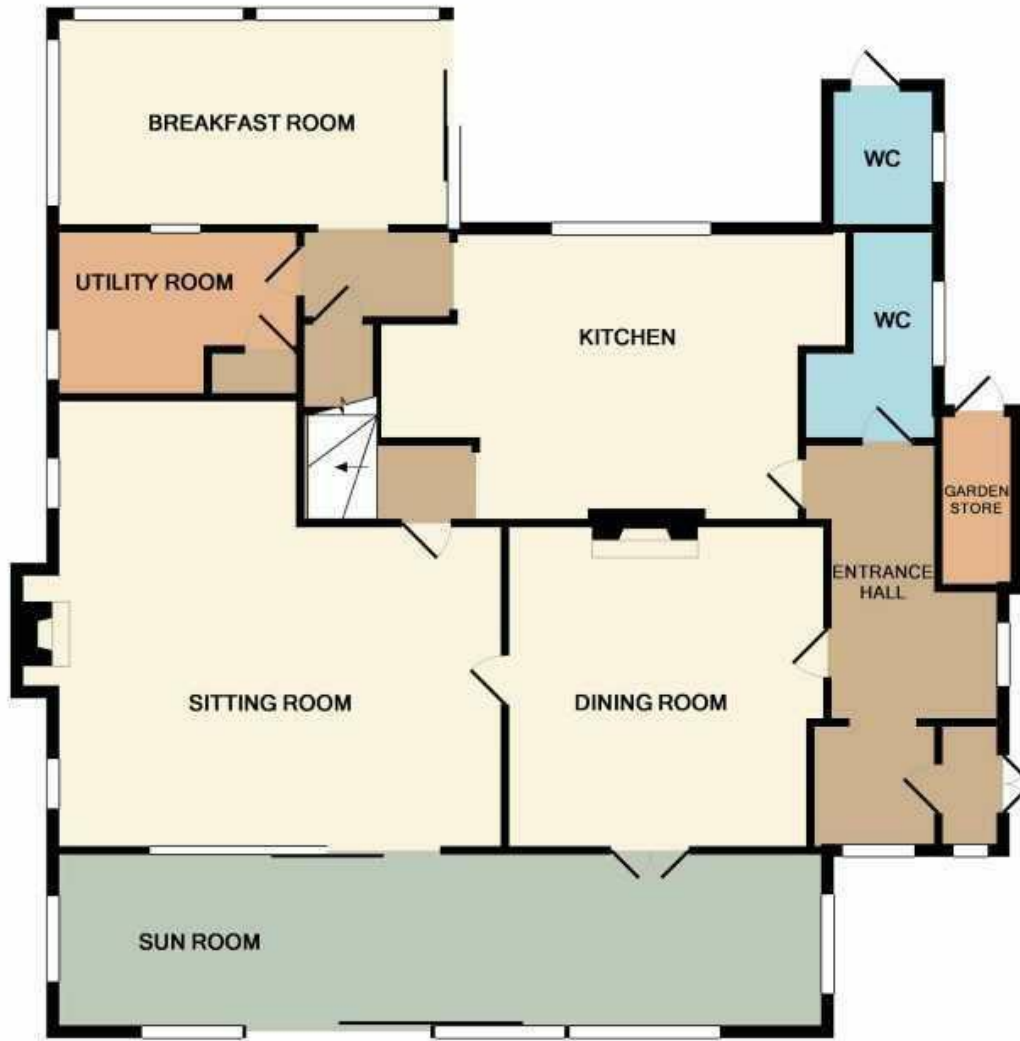
Side Gardens

Mainly laid to lawn with additional patio area enclosed with fencing and established shrubbery.

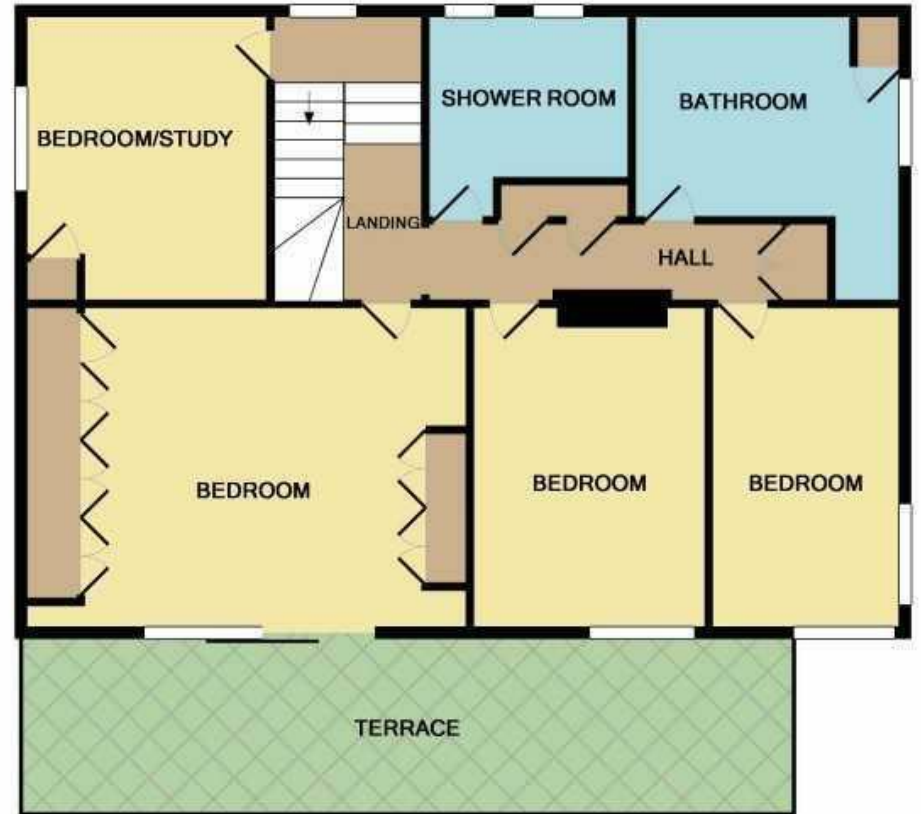
Agents Note

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





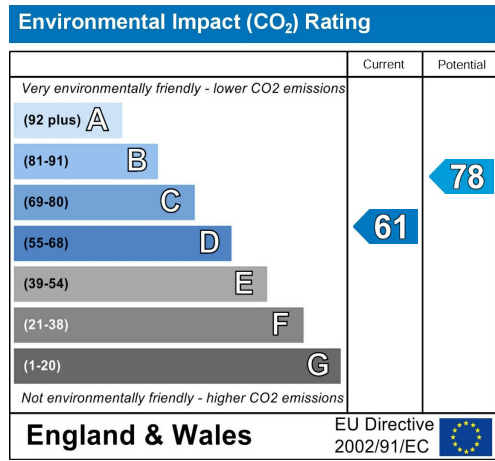
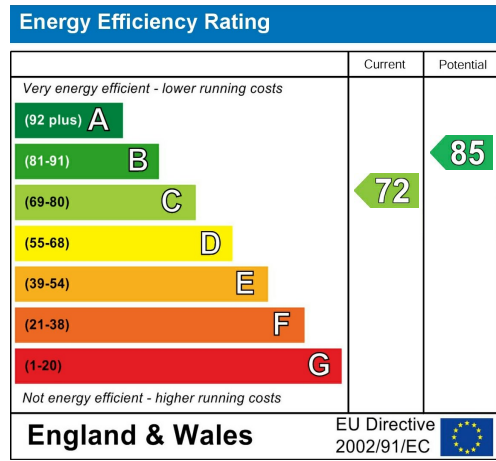
GROUND FLOOR
APPROX. FLOOR
AREA 1227 SQ.FT.
(114.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 808 SQ.FT.
(75.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 2036 SQ.FT. (189.1 SQ.M.)

Whilst every effort has been made to ensure the accuracy of the floor plan 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. The plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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