

**RUSH  
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WILSON**



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WITT &

**10 South Cliff, Bexhill-On-Sea, East Sussex TN39 3EL**  
**Offers In Excess Of £1,000,000 Freehold**

## About this property

A beautifully presented detached beachfront residence, finished to an exceptional standard by the current owners and occupying a highly sought-after seafront position.

Offering spacious and versatile accommodation throughout, the property comprises an entrance porch, entrance hall, and inner hallway providing access to two ground-floor double bedrooms, a contemporary family bathroom, utility room, and an impressive living room complete with a bar area and doors opening onto the rear garden. There is also lift access to the first floor.

The first floor offers a further two double bedrooms, including a principal suite with en-suite shower/bathroom and direct access to a south-facing sun balcony. Both bedrooms enjoy breathtaking, uninterrupted sea views. The accommodation is further complemented by a stylish modern kitchen/dining room with doors leading onto a generous roof terrace, a light and spacious dual-aspect living/dining room with panoramic coastal views and access to the sun balcony, and a separate cloakroom/WC.

Externally, the property benefits from a large rear sun terrace, a stunning south-facing balcony with spectacular panoramic sea views, and beautifully established front and rear gardens, predominantly laid to lawn with a variety of mature trees, shrubs, and planting. A gated driveway provides ample off-road parking for multiple vehicles.

Situated on one of Bexhill's most prestigious and desirable roads, directly opposite the seafront, the property is conveniently located within easy reach of Bexhill town centre, Collington and Bexhill railway stations, Collington Woods, and a range of local amenities and transport links.

An internal viewing is highly recommended and is by appointment through the vendors' sole agents.









**Floor 0**



**Floor 1**



**Approximate total area<sup>(1)</sup>**

283.1 m<sup>2</sup>

3049 ft<sup>2</sup>

**Balconies and terraces**

68.1 m<sup>2</sup>

733 ft<sup>2</sup>

**Reduced headroom**

1.3 m<sup>2</sup>

14 ft<sup>2</sup>

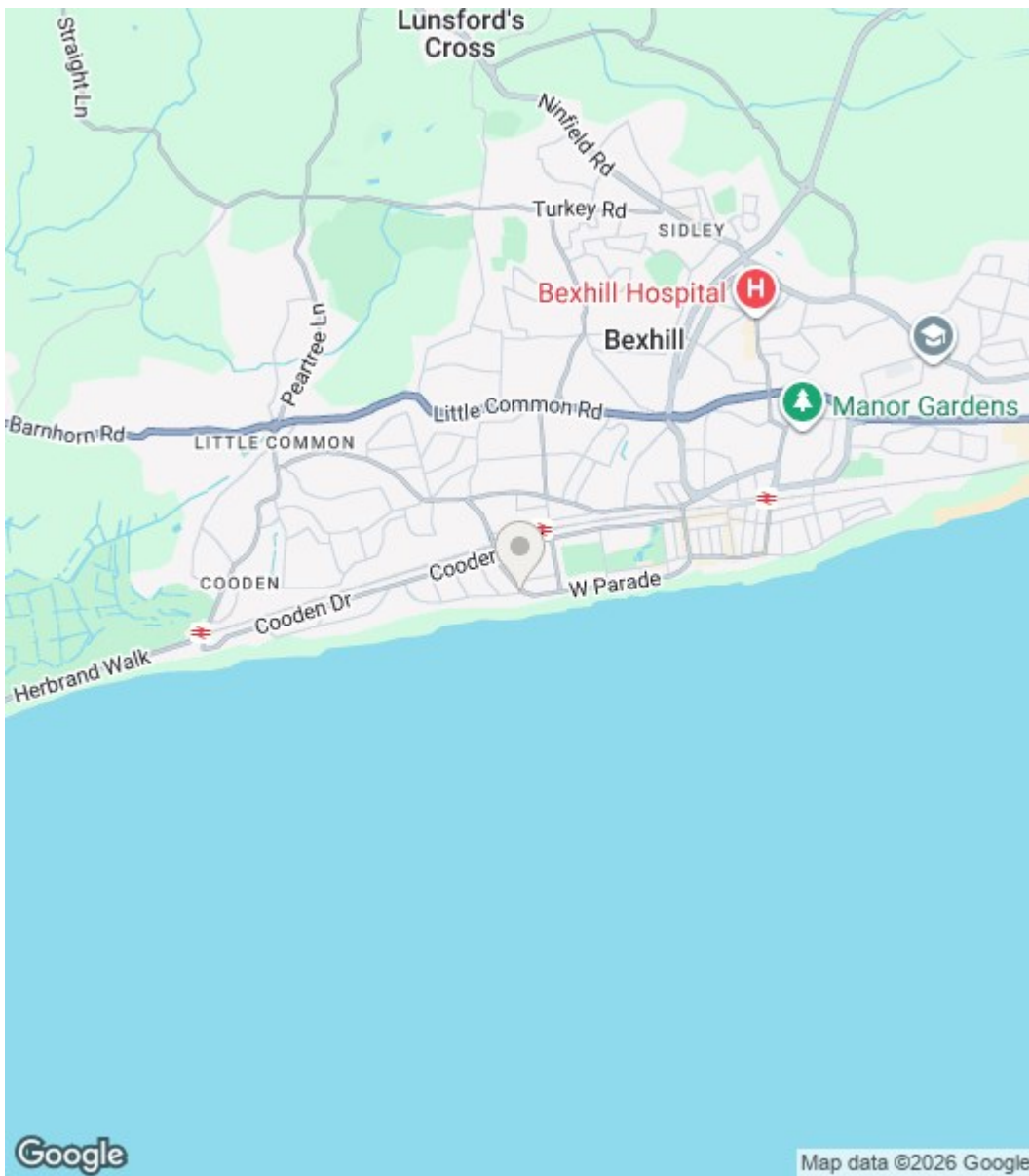
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**



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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |

Council Tax Band - G

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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