



**Home 323, The Beech The Gateway,
Bexhill-On-Sea, East Sussex TN40 2GS
£379,995**

Stunning New Development In Bexhill

'Home 323', 'The Beech' is a fantastic three storey home created for those who want a balance between family time and quiet relaxation. Downstairs features a welcoming sitting room, open plan kitchen/dining room with French doors leading to the garden and handy cloakroom. Upstairs the first floor has two spacious bedrooms and an attractive family bathroom, while the second floor features a spacious double bedroom complete with en-suite and large dressing area. Externally, the property boasts off road parking and private rear garden. The property comes situated in this highly convenient location, within 1.5 miles of Bexhill Town, Bexhill Seafront and Bexhill Train Station, which offers direct links to London Victoria, Gatwick Airport and Ashford International. Call Rush, Witt & Wilson Bexhill today for more information!

Entrance Hallway**Sitting Room**

12'2" x 14'9" (3.72 x 4.51)

Kitchen/Dining Room

15'6" x 11'7" (4.74 x 3.55)

Cloakroom/WC**First Floor****Landing****Bedroom Two**

15'6" x 11'8" (4.74 x 3.58)

Bedroom Three

11'1" x 8'2" (3.39 x 2.49)

Bathroom**Second Floor****Bedroom One**

11'10" x 10'10" (3.62 x 3.31)

Dressing Area**En-Suite****Agents Note**

Council Tax Band - TBA

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.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

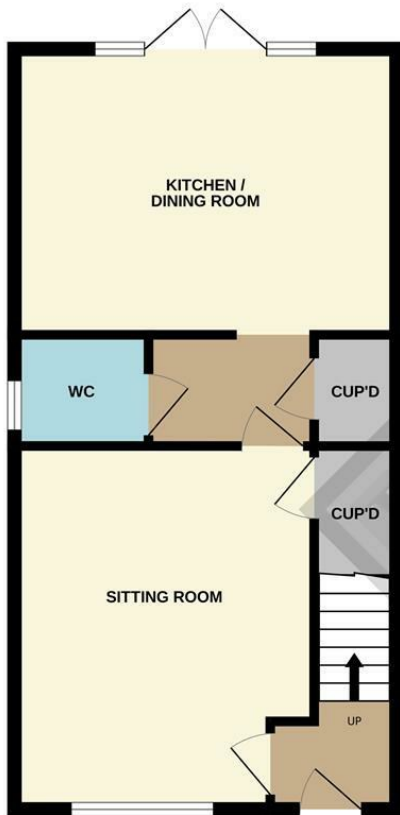
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3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

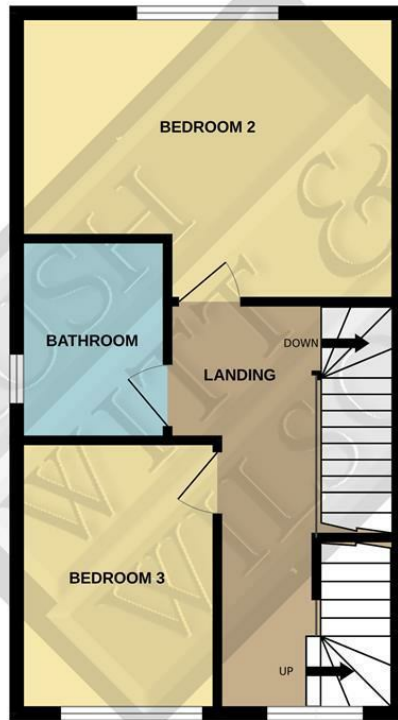
4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

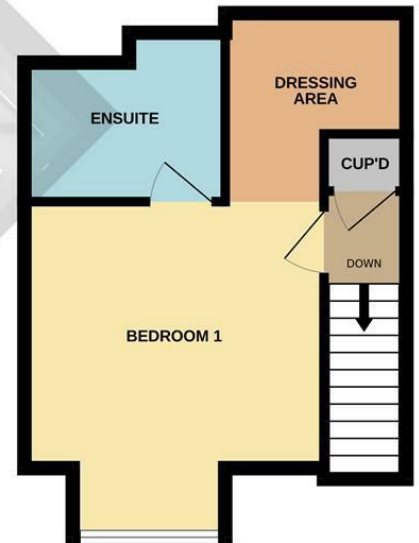
GROUND FLOOR
481 sq.ft. (44.7 sq.m.) approx.



1ST FLOOR
443 sq.ft. (41.2 sq.m.) approx.



2ND FLOOR
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA : 1227sq.ft. (114.0 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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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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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