

**RUSH
WITT &
WILSON**



**13 Richmond Avenue, Bexhill-On-Sea, East Sussex TN39 3EG
£1,165,000**

San Mirail is one of the most iconic Spanish-inspired villas along Bexhill's stunning seafront, in the town renowned as the birthplace of British motor racing. Built circa 1928, this striking residence showcases elegant architectural features including high ceilings, roundel turrets, and a red clay tile-hung roof. The beautifully proportioned accommodation is arranged over multiple floors and comprises five bedrooms, an entrance vestibule, drawing room, formal dining room and an impressive grand galleried reception hall. Further living spaces include a study, conservatory, downstairs cloakroom and a kitchen/breakfast room fitted with an AGA, complemented by a utility room. The first floor offers a galleried landing with sun balcony, an ironing room and a superb principal suite featuring a southerly sun terrace, south-westerly balcony, dressing room and en-suite bathroom. Bedroom two also benefits from an en-suite, with additional w.c serving the remaining bedrooms. Original features are retained throughout, including fireplaces, stained glass windows and original internal doors. A lift provides access from the dining room to the first floor second bedroom. In addition, the property includes a self-contained one bedroom annexe with its own entrance, comprising a living room, kitchen, bedroom, bathroom, and private patio garden - ideal for guests or extended family. Modern comforts include double glazed windows and doors, gas central heating and plantation blinds throughout. Set within approximately 0.28 acres of Mediterranean-inspired, south facing private gardens, the property also benefits from extensive off-road parking within a walled and gated driveway. Viewing is highly recommended and is strictly by appointment through Rush Witt & Wilson, sole agents.





Entrance Vestibule

With original entrance door.

Grand Reception Hall

31'1" x 15'2 (9.47m x 4.62m)

Windows to the front elevation and stained glass window to the side, stunning ornate fireplace with tiled hearth and decorative tiled inserts to the side, wood flooring, built-in cloaks cupboards, two double radiators stunning galleried staircase.

Drawing Room

27' x 14'11 (8.23m x 4.55m)

Beautiful bay window overlooks the southerly elevation, two additional windows to side, grand fireplace with tiled hearth and inserts, two double radiators, wood flooring, beautiful alcoves and architrave ceilings.

Dining Room

20'6 x 15'11 (6.25m x 4.85m)

Bay window to the rear elevation with window seat, wood flooring, ornate fireplace, additional window to side, double radiator, lift to bedroom two.

Kitchen/Breakfast Room

19'7 x 12'6 (5.97m x 3.81m)

Windows overlook the side elevation, beautiful bespoke fitted kitchen comprising a range of handle-less base and wall units with granite worktops, double oven and grill with integrated microwave, gas fired Aga, American style fridge/freezer, one and a half bowl inset butlers sink with mixer tap, plumbing for dishwasher, double radiator, tiled floor, concealed lighting, space for table and chairs.

Utility Room

Housing the gas central heating and domestic hot water boiler, obscure glass window to the front elevation, wall units with laminate worktop, single drainer stainless steel sink unit with mixer tap, door to side and plumbing for washing machine along with base unit, tiled floor.

Cloakroom/WC

Obscured glass window overlooks the front elevation, wc with low level flush and concealed cistern, wash hand basin with vanity unit beneath and covered radiator, tiled splashbacks.

Study

14'4 x 11'11 (4.37m x 3.63m)

Double radiator, ornate fireplace, delightful round dome recessed feature.

Conservatory

14'11 x 10'10 (4.55m x 3.30m)

Double glazed construction overlooking the south facing rear garden, French doors lead out to the rear garden, tiled floor, glass vaulted ceiling with lighting.

Ground floor Annexe

Entrance Door

With access to:

Annexe Living Room

16'5 x 12'4 (5.00m x 3.76m)

Windows to the front elevation, double radiator, built-in storage cupboards.

Annexe Kitchen

10'2" x 7'1 (3.10m x 2.16m)

Window overlooks the southerly elevation, fitted kitchen comprising a range of base and wall units with straight edge laminate worktops, one and a half bowl single drainer sink unit with mixer tap, electric hob, LED lighting, space for fridge/freezer, double radiator.

Annexe Bedroom

17'9 x 12'4 (5.41m x 3.76m)

Window to the side, two double radiators, French doors lead out to the rear patio garden which comes with the annexe.

Annexe Shower Room

Suite comprising walk-in shower with chrome controls, chrome shower head, wc with low level flush, wash hand basin with vanity unit beneath, LED lit mirror, tiled splashbacks, chrome heated towel rail.

First Floor

Galleried Landing

Overlooking the grand reception hall, stained glass windows to the southerly rear elevation, beams, wood flooring, French doors leading out onto a balcony with wrought iron railings.

Bedroom One

18'3 x 15'8 (5.56m x 4.78m)

Windows to the side elevation and windows and door to the rear southerly elevation which lead out onto an impressive sun terrace which is paved with wrought iron railings and a beautiful position to enjoy the sunshine whilst having your breakfast and also a further balcony to the westerly elevation, two roll top radiators, plantation blinds.

Dressing Room

10'5 x 9'3 (3.18m x 2.82m)

Window to the front elevation, built-in wardrobe cupboards, window to side with plantation blinds.

En-Suite Bath/Shower Room

Window to side elevation, walk-in shower with chrome controls and rainfall showerhead, chrome heated towel rail, panelled bath, wc with low level flush bidet, wash hand basin with shelving and drawers beneath and mosaic splashbacks, partly set into one of the roundels.

Bedroom Two

18'5 x 16'10 (5.61m x 5.13m)

Windows and French doors lead out onto the southerly elevation with balcony, two double radiators, lift from the reception hall, further window to the side.

En-Suite Bathroom

Panelled bath, wash hand basin with vanity unit beneath, wc with low level flush, window to side elevation, heated chrome towel rail.

Bedroom Three

16'9 x 11'6 (5.11m x 3.51m)

Windows to the front and rear elevation with plantation blinds, double radiator, built-in wardrobe cupboards.

Bedroom Five/Laundry Room

8'9 x 5'6 (2.67m x 1.68m)

Obscured glass window to the side elevation, chrome heated towel rail.

Inner Hallway

With access to:

Cloakroom/WC

Obscured glass window to the side elevation, wc with low level flush, wall mounted wash hand basin, vanity unit, single radiator, half height wall tiling.

Bedroom Four

9'9 x 8'11 (2.97m x 2.72m)

Window to the side elevation, single radiator, wardrobe cupboards, large airing cupboard with slatted shelving.

Outside

Front Garden

Large brick paved parking area suitable for several vehicles and beautiful circular feature with a Mediterranean palm tree, outside water tap, enclosed with a combination of rendered walls with terracotta capping and side access via wrought iron railings with impressive Spanish style features, outside lighting.

Rear & Side Gardens

South and west elevations and the gardens are a particular feature to the property with impressive sized Coy Pond and waterfall feature, beautiful lawned areas, stunning Mediterranean style shrubbery, plants and trees of various kinds, monkey puzzle tree, greenhouse, summerhouse, several pathways leading to different areas of the garden, decked area for alfresco dining and patio areas with timber framed shed, additional outside water tap which connects with the annexe with further patio area to the other side. This stunning garden is a particular feature of this property and has been carefully designed and maintained by the current owners.

Agents Note

Council Tax Band - F

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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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
2240 sq.ft. (208.1 sq.m.) approx.

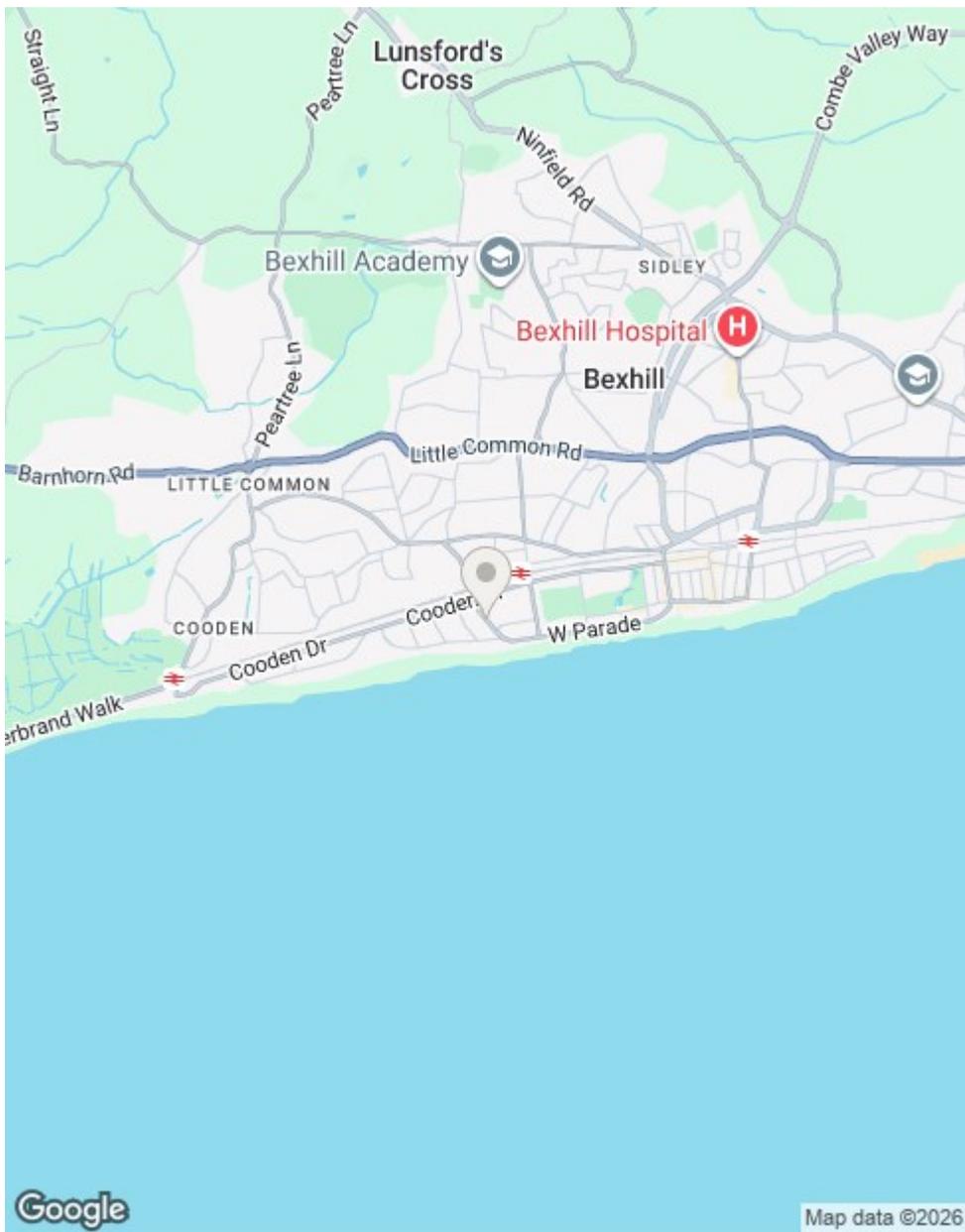


1ST FLOOR
1522 sq.ft. (141.4 sq.m.) approx.

TOTAL FLOOR AREA : 3762 sq.ft. (349.5 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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