RUSH WITT & WILSON

8 Hartfield Road, Bexhill-On-Sea, East Sussex TN39 3EA

Offers In Excess Of £1,200,000

A very special circa. 1920's detached four double bedroom house situated in the highly prestigious Cooden Beach Bexhill. This impressive seaside home comprises four double bedrooms with three bathrooms; two en-suite, two reception rooms, kitchen/breakfast room, downstairs cloakroom, all-year-round conservatory, utility room, double and tandem garage, grand palatial reception hall, private front and rear gardens, large state of the art log cabin housing American style hot tub and entertainment suite, extensive off road parking, viewing comes highly recommended by RWW.

Entrance Hallway
With entrance door, two windows overlook the front elevation, solid wood block flooring, double radiator, under stairs storage cupboard, alarm system.

Cloak Room
WC with concealed cistern, wall mounted wash hand basin with vanity unit, chrome heated towel rail, obscured glass window to the rear elevation.

Lounge/ Dining Room
30'10" x 13'8" (9.40 x 4.17)
Windows to both the front and side elevations, three double radiator, solid wood block flooring, beautiful white marble fire place with real flame brushed stainless steel fire.

Conservatory
14'9" x 14'2" (4.50 x 4.32)
Double radiator, solid wood block flooring, uPVC windows and French doors to the side overlook the rear garden, Velux windows.

Dining/ Breakfast Room
15'1" x 13'5" (4.62 x 4.11)
Bay window overlooks the front elevation, solid wood block flooring, double radiator.

Kitchen/ Breakfast Room
17'3" x 13'3" (5.28 x 4.06)
Window overlooks the rear elevation onto the rear garden, further window and door to the side, contemporary fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, one and half bowl drainer composite sink unit with mixer tap, integrated dishwasher, three separate ovens with grills, built in larder fridge, double radiator, tiled splashbacks, concealed lighting, some glass fronted cabinets, gas hob with extractor canopy and light, walk in utility cupboard with window to the rear elevation, tiled splashbacks, matching base and laminate worktops with shelving, large area for table and chairs, ceramic floor tiling, double radiator, door through to integral double garage.

First Floor Landing
With turned staircase, window to the rear elevation enjoying views over the rear garden, two single radiators, further window to the rear elevation, built in linen cupboard and airing cupboard.

Bedroom Two
13'3" x 15'1" (4.05 x 4.62)
Bay window overlooks the front elevation, single radiator, fitted wardrobe cupboards.

En-Suite
Window to the front elevation, double radiator, contemporary suite comprising walk in double width shower with glass screen, chrome controls and chrome showerhead, vertical chrome heated towel rail, wc with concealed cistern, bidet, inset wash hand basin with vanity units beneath, tiled floor and tiled walls.

Bedroom One
17'5" x 13'10" (5.31 x 4.22)
Window to the front elevation, double radiator, fitted wardrobe cupboards.

En-Suite
Comprising walk in shower with chrome controls and chrome showerhead, panelled bath, wc with low level flush, pedestal wash hand basin, single radiator, partly tiled walls, obscured glass window overlooks the side elevation.

Bedroom Three
14'4" x 12'4" (4.39 x 3.76)
Window overlooks the front elevation, single radiator. Fitted Cupboard & additional built in storage cupboard.

Bedroom Four
11'8" x 10'2" (3.58 x 3.12)
Window overlooks both the side and rear elevations, double radiator, fitted wardrobe cupboard and additional built in storage cupboard.

Cloak Room
WC with low level flush, obscured glass window to the side elevation.

Family Shower Room
With walk in shower, chrome controls and chrome showerhead, pedestal wash hand basin, chrome heated towel rail, ceramic floor and wall tiling, obscured glass window to the rear elevation.

Outside

Front Garden
With a beautiful southerly aspect, mainly laid to lawn, enclosed with a combination of hedging and fencing offering privacy and seclusion, beautiful circular plant bed with palm tree and hedges, extensive off road parking is available on blocked paved driveway.

Integral Double Garage
With electrically operated up and over door, water tap, obscured glass window to the side elevation, wall mounted gas central heating and domestic hot water boiler, door leading through to kitchen/breakfast room.

Tandem Garage
With electrically operated up and over door, vertical radiator, window to the side elevation, sky lantern, power and light, a small portion has been dedicated to a utility area with laminate straight edge worktop, single drainer stainless sink unit, base and wall units, tiled splashbacks, space for additional white goods, plumbing for washing machine, space for tumble dryer.

Rear Garden
With beautiful patio areas for alfresco dining, with fencing to two sides and high wall offering privacy and seclusion, mainly laid to lawn with beautiful, well stocked plant, shrub and flowerbeds, timber framed shed with power and light, additional summerhouse, timber framed log cabin with sun terrace, outside water tap.

Timber Frame Log Cabin
With power and light, housing an American style hot tub, area for table and chairs, refreshment area, decked area with outside lighting.

Agents Notes
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.

TOTAL FLOOR AREA : 3142 sq.ft. (291.9 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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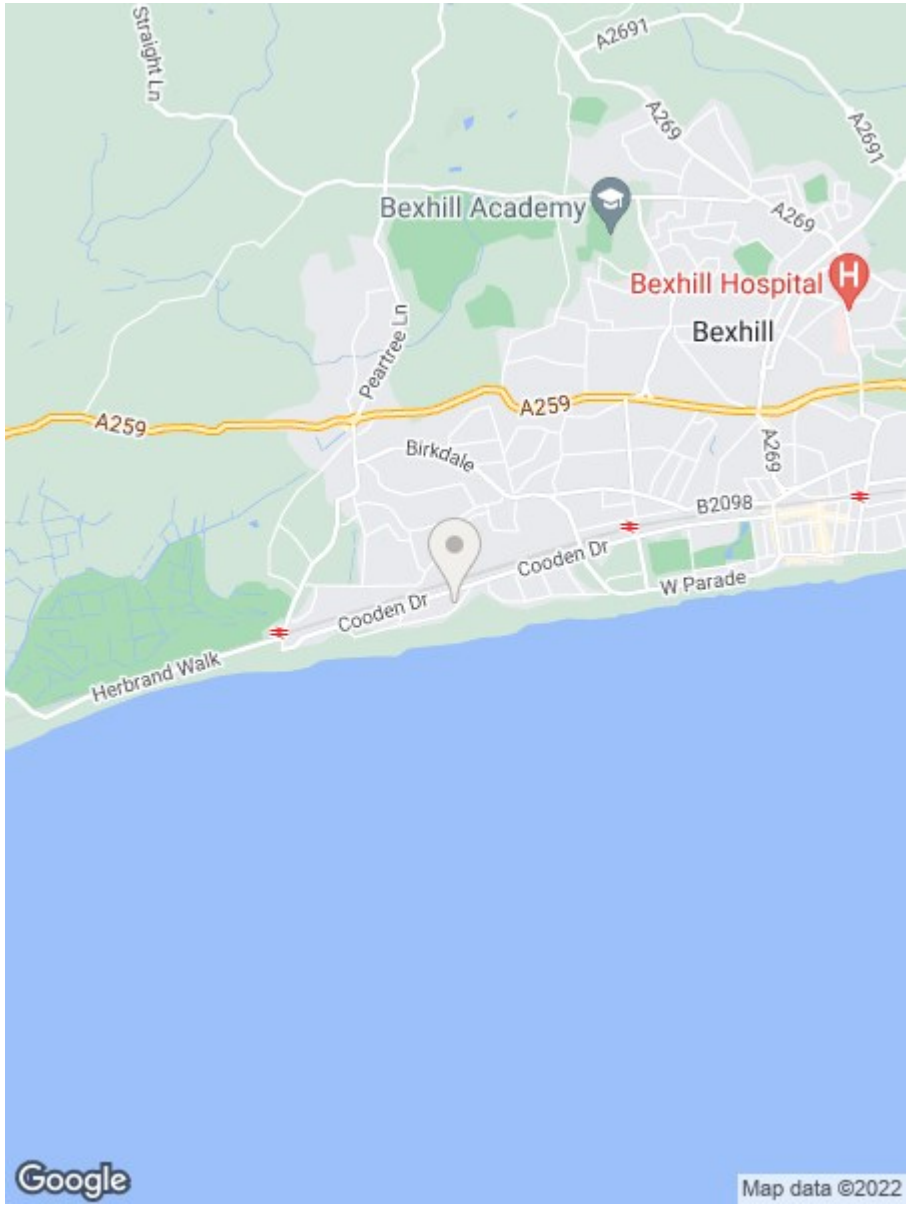

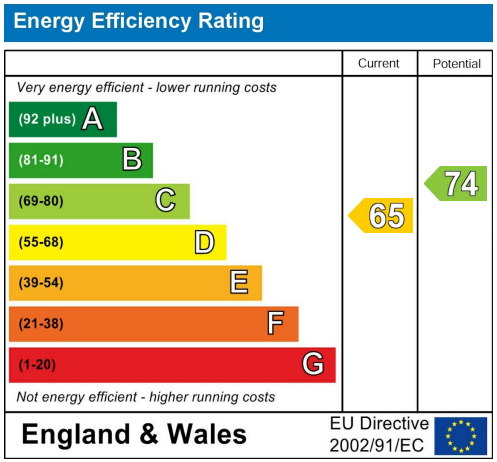

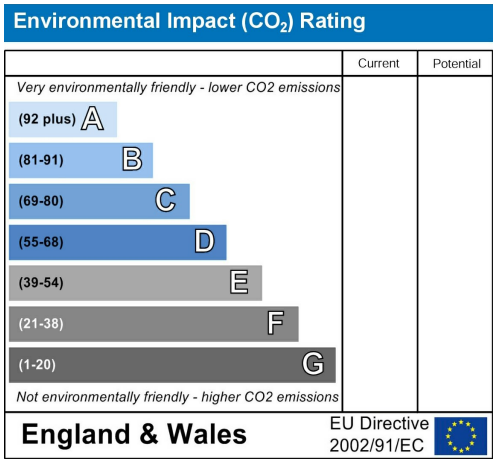

RUSH WITT & WILSON

Residential Estate Agents
Lettings & Property Management

The Property Ombudsman

Relocation agent network

3 Devonshire Road
Bexhill-on-Sea
East Sussex
TN40 1AH
Tel: 01424 225588
bexhill@rushwittwilson.co.uk
www.rushwittwilson.co.uk