

**RUSH  
WITT &  
WILSON**



**8A Birkdale, Bexhill-On-Sea, East Sussex TN39 3TR  
Offers In The Region Of £900,000**

**Stunning Five-Bedroom Family Home in Bexhill-On-Sea! Experience luxurious living in this stunningly remodelled five-bedroom family home, now on the market in the sought-after Birkdale Bexhill-On-Sea. This versatile property encompasses approximately 3250 square feet of internal living space, perfectly suited for modern family life and entertaining. The home's layout is expertly designed over two floors, Ground floor comprises kitchen/dining room, cinema room with star ceiling lighting, bedroom with ensuite, office, cloakroom, sitting room, storage room, utility room with integrated appliances, gym and games room with air conditioning and electric blinds. First floor accommodation comprises four bedrooms (two with ensuite bathrooms), family bathroom, central landing area with airing cupboard and power sockets. The kitchen features high-end integrated Smeg appliances, underfloor heating, and a stunning bespoke kitchen island. The principal bedroom boasts a luxurious copper roll-top bath and ensuite steam room. Outdoor spaces enjoy a low-maintenance garden ideal for entertaining, complete with a built-in outdoor kitchen, washing station, and ambient lighting. An outbuilding with modern bathroom facilities and an electric car charging point enhances practicality. Location is perfectly situated in residential Birkdale Road, this property is just: 7 Minutes' Walk to Outstanding Ofsted-rated Primary School, 5 Minutes' Drive to Secondary Schools, 10 Minutes' Walk to Bexhill/ Cooden Seafront (featuring cafes and coffee shops), Convenient Transport Links: Access to direct London bound train stations, easy access to the A21. Potential for extension, there's also additional potential to convert part of the property into an attached annex, subject to necessary permissions, making this an ideal long-term investment for families. This exquisite home combines elegance and functionality, catering to the needs of modern family life. Don't miss your chance to view**





### **Entrance Hallway**

Solid oak herringbone flooring , wall panelling, entrance door, frosted glass window to the front elevation, cloaks cupboard, oak staircase with galleried landing, vertical radiator.

### **Living Room**

14'7" x 13'7" (4.45 x 4.15)

Window to the front elevation, oak flooring, contemporary real flame effect fire, wall mounted modern electric radiator.

### **Cinema Room**

17'8" x 14'9" (5.41 x 4.52)

Windows to the front elevation, oak flooring, wall mounted modern electric radiators, built in storage units and cabinets.

### **Kitchen/Dining Room**

26'10" x 24'8" (8.20 x 7.54)

Base and wall units with quartz worktops, triple ovens with grill, American style fridge/freezer, large central island with circular seating area and lantern above, induction hob with ceiling mounted extractor, inset sink unit with mixer tap, integrated dishwasher, concealed lighting, large patio doors overlook and give access onto the rear elevation.

### **Utility Room**

14'0" x 5'6" (4.27 x 1.70)

Comprising base and wall units with laminate straight edge worktops, single drainer composite sink unit with mixer tap, sky light, door giving access to the front elevation, triple integrated washing machines, tiled floor.

### **Gym**

13'5" x 9'8" (4.11 x 2.95)

Windows to the rear elevation, base unit with granite worktop, air conditioning/heating unit, space for gym equipment.

### **Games Room**

32'4" x 13'1" (9.88 x 3.99)

Windows to the side elevation, large patio doors, base units with solid wood block worktops, wine cooler, modern wall mounted electric radiator, golf driving range setup and putting green, space for a pool table.

### **Office**

Window to the side elevation, wall mounted electric radiator, window to the side elevation, fitted desk and shelving.

### **Bedroom Three**

12'7" x 10'11" (3.84 x 3.34)

Oak flooring, French doors to the rear garden, electric radiator.

### **Ensuite**

Comprising walk in shower with electric shower unit controls and showerhead, wc with low level flush, heated towel rail, obscured glass window to the rear elevation, wall mounted wash hand basin with vanity unit beneath, splashback, built in cupboard.

### **Downstairs W/C**

WC with low level flush, wash hand basin with vanity unit and splashback, mirror with light, oak wood flooring.

### **First Floor Landing**

Modern wall mounted electric radiator, built in linen cupboard.

### **Bedroom One**

17'10" x 14'2" (5.44 x 4.32)

Window to the front elevation, modern electric radiator. Dressing room area with dressing table, shelving drawers and hanging rails, freestanding cooper bath with floating mixer tap and hand/shower attachment.

### **Ensuite**

Suite comprising walk in copper effect tiled shower area with large rainfall showerhead, had/shower attachment and controls, wc with low level flush, his and hers wash hand basin with vanity units beneath, wall mounted heated towel rail, large mirror, obscured glass windows to the front elevation.

### **Bedroom Two**

13'5" x 12'0" (4.10 x 3.66)

Window to the rea elevation, modern wall mounted electric radiator,

### **En-Suite Shower Room**

Suite comprising wc with concealed cistern, inset wash hand basin with vanity unit and shelving beneath, window to the rear elevation, walk in shower with hand shower attachment/rainfall showerhead, tiled splashbacks, heated towel rail.

### **Bedroom Four**

14'11" x 9'10" (4.55 x 3.00)

Window to the rear elevation, wall mounted modern electric radiator.

### **Bedroom Five**

13'10" x 8'11" (4.24 x 2.74)

Window to the front elevation, modern wall mounted electric radiator, fitted wardrobe cupboards.

### **Family Bathroom**

Comprising his and hers wash hand basin with vanity units beneath, concealed accent lighting, wc with low level flush,

panelled bath with hand/shower attachment, rainfall showerhead, shower screen heated towel rail, heated towel rail, window to the rear elevation, tiled walls.

### **Outside**

#### **Front Garden**

Beautifully arranged, designed with extensive off road parking in mind on gravel driveway, enclosed with gabion walls to the front elevation, built-in electric car charging point.

#### **Storage Room**

7' x 7' (2.13m x 2.13m)

For extra storage needs, there is a 7' x 7' attached storage room, ensuring you have ample space for all your essentials. Personal door to the rear and roller door to the front.

#### **Rear Garden**

Beautifully designed with entertainment in mind, purpose built seating areas, barbeque areas, outside kitchen area with worktops and sink, hot tub, outside power and light, recently added swimming plunge pool, all enclosed with fencing to all sides, side access is available. This property boasts a low-maintenance garden designed for entertaining, complete with a built-in outdoor kitchen and washing station, as well as a built-in fridge. The outdoor lighting enhances the ambiance as evening falls, making it the perfect setting for gatherings. Additionally, the outbuilding features a modern toilet and shower complex for convenience.

#### **Shower Room**

WC with low level flush, wash hand basin, walk in shower cubicle with electric shower unit, controls and showerhead, heated towel rail, marble floor and wall tiling.

#### **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.

The EPC certificate for this property was issued before extensive renovation work took place and has the potential to be greatly improve.



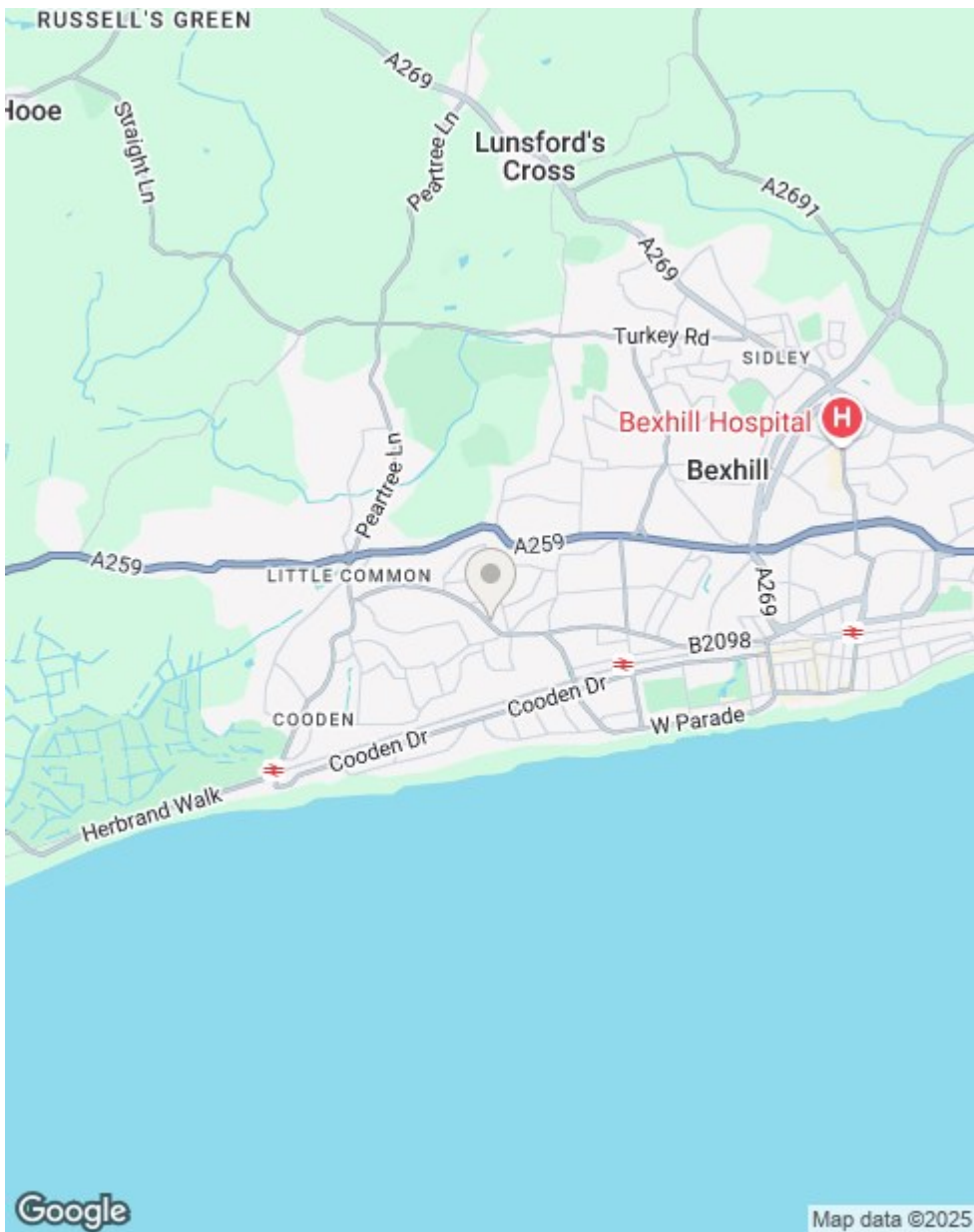




TOTAL FLOOR AREA : 3315sq.ft. (308.0 sq.m.) approx.

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		76
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	32	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		76
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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<i>Not environmentally friendly - higher CO2 emissions</i>		
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