

**RUSH  
WITT &  
WILSON**



**Beaulieu Lodge 10 Beaulieu Road, Bexhill-On-Sea, East Sussex TN39 3AD  
£1,300,000**

**A rare opportunity to acquire this deceptively spacious four bedroom detached house, ideally located directly opposite Beaulieu Green offering stunning sea views across to Beachy Head.**

**The property is in need of some modernisation but offers bright and spacious accommodation throughout comprising; large entrance hall, lounge and separate dining room both offering views of the sea, large kitchen/breakfast room, separate wc and a study all to the ground floor. To the first floor there are four double bedrooms, with the master bedroom benefiting from a 'Jack & Jill' bathroom, bedroom two and three both offer south facing balconies with direct views over the sea, a family bathroom and an additional study.**

**Other internal benefits include gas central heating to radiators, double glazed windows and ample storage space throughout.**

**Externally the property boasts a beautifully maintained private and secluded rear garden, whilst to the front of the property there is a blocked paved in and out driveway providing off road parking for multiple vehicles, a double garage and a further detached double length tandem garage.**

**Conveniently situated directly opposite Beaulieu Beach with uninterrupted sea views, whilst only being a short walk to Cooden Beach mainline rail station. Viewing comes highly recommended by RWW to appreciate this stunning property in this highly desired location.**

**OFFERED WITH NO ONWARD CHAIN. Council Tax Band G.**



### **Entrance Porch**

Double glazed front door with double glazed side light window leading to the porch, with double glazed window to the side elevation, tiled floor and solid timber internal front door leading to the entrance hall.

### **Entrance Hall**

Double glazed window to the side elevation, two radiators, large double storage cupboard with hanging space, shelving and additional storage cupboard above, stairs leading to the first floor, large under stairs storage cupboard.

### **Lounge**

26'10" x 17'1" (8.20 x 5.23)

Double glazed windows with two double glazed sliding patio doors to the front elevation with stunning views across Beaulieu Green towards the sea, two radiators, feature marble fireplace, set of obscured glassed panelled double doors leading through to the dining room/snooker room.

### **Dining Room/Snooker Room**

17'4" x 12'9" (5.29 x 3.90)

Double glazed sliding patio doors to the front elevation giving access onto the front of the property with stunning sea views, double glazed windows to the side elevation, radiator, serving hatch through to the kitchen.

### **Kitchen/Breakfast Room**

21'0" x 16'9" (6.42 x 5.12)

Double glazed half bay window to the front side elevation with views to the sea, double glazed window to the rear elevation overlooking the rear garden, radiator, fitted kitchen with a range of matching wall and base level units with laminate roll edge worktop surfaces, space for freestanding fridge/freezer, integrated eye level electric double oven and grill, worktop mounted induction hob with fitted extractor hood above, integrated microwave, composite bowl and half sink with drainer and mixer tap, plumbing space for dishwasher, breakfast bar, large built in corner storage cupboard with shelving, part tiled walls, recessed ceiling spotlights, door leading through to utility room, door leading through to the walk in larder.

### **Walk In Larder**

Double glazed window to the front elevation, fitted shelving.

### **Utility Room**

14'6" x 6'1" (4.43 x 1.87)

Double glazed window and door to the rear elevation giving access onto the rear garden, fitted matching base level units with laminate roll edge worktop surfaces, stainless steel circular sink with drainer and mixer tap, plumbing space for washing machine, additional undercounter space for tumble dryer, wall mounted gas central heating boiler, space for American style fridge/freezer, part tiled walls.

### **Ground Floor Study**

12'9" x 11'3" (3.91 x 3.43)

Double glazed window and double glazed door to the rear elevation

giving access onto the rear garden, internal door giving access into the garage.

### **Ground Floor WC**

Obscured double glazed window to the rear elevation, radiator, low level wc, pedestal mounted wash hand basin, part tiled walls, electric shaver point, radiator.

### **First Floor Landing**

Double glazed window to the rear elevation, airing cupboard housing the hot water cylinder with slatted shelving, access to loft space with fitted loft ladder.

### **Bedroom One**

19'7" x 17'3" (5.97 x 5.26)

Double glazed window to the side elevation with stunning views across the sea towards Beachy Head, radiator, door leading through to Jack & Jill bathroom.

### **Jack & Jill Bathroom**

Double glazed window to the rear elevation, heated chrome towel rail, low level wc, pedestal mounted, panelled enclosed bath with mixer tap and shower attachment, bidet with mixer tap, walk in shower cubicle with wall mounted electric power shower and shower attachment, tiled walls, bathroom light with electric shaver point, wall mounted bathroom heater.

### **Bedroom Two**

22'8" x 13'8" (6.91 x 4.17)

Double glazed window to the side elevation with stunning views across the sea to Beachy Head, double glazed sliding patio doors giving access onto the south facing balcony with stunning sea views across Beaulieu Green all the way to Beachy Head, radiator, fitted double wardrobe with hanging space and shelving, cupboard giving access to eaves storage.

### **Bedroom Three**

17'7" x 13'8" (5.36 x 4.17)

Double glazed windows to the front elevation giving access onto the south facing balcony with stunning views across the sea to Beachy Head, radiator, fitted double wardrobe with hanging space and shelving, door leading through to bedroom four.

### **Bedroom Four**

13'11" x 8'9" (4.26 x 2.68)

Double glazed window to the side elevation, radiator.

### **Family Bathroom**

Obscured double glazed window to the side elevation, radiator with heated chrome towel rail, low level wc, pedestal mounted wash hand basin, panelled enclosed bath with wall mounted electric power shower and shower attachment, part tiled walls, bathroom light with shaver point.

### **First Floor Study**

9'8" x 7'1" (2.96 x 2.17)

Double glazed window to the rear elevation, radiator, fitted base level units with laminate roll top worktop surfaces, ceiling mounted spotlights.

### **Outside**

#### **Rear Garden**

Beautifully maintained private and secluded rear garden with large sun patio, the rest of the garden is mainly laid to lawn with extensive and mature plants, shrubs, hedging and trees, timber summerhouse, raised flowerbeds, feature garden pond, rear access into the double garage, gated access down the side of the property leading to the front, rear access into the single double length garage.

#### **Tandem Double Length Garage**

32'9" x 10'0" (10 x 3.05)

Electric roller door, obscured double glazed window to the side elevation with single glazed windows to the other side looking out onto the garden, side door giving access onto the rear garden, light, power, overhead storage, fitted wall units.

#### **Double Garage**

19'6" x 18'2" (5.95 x 5.54)

Electric double garage door, double glazed window to the rear elevation, double glazed door to the side elevation giving access onto the rear garden patio, internal door leading through to the ground floor study, fitted base level units with stainless steel sink and drainer, fitted work bench, wall mounted units with fitted storage, light, power.

#### **Front Garden**

Blocked paved in and out driveway providing off road parking for multiple vehicles, front garden that is mainly laid to lawn with some mature plants and shrubs, access to the double garage to one side and to the other side access to the double length single garage.

#### **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.





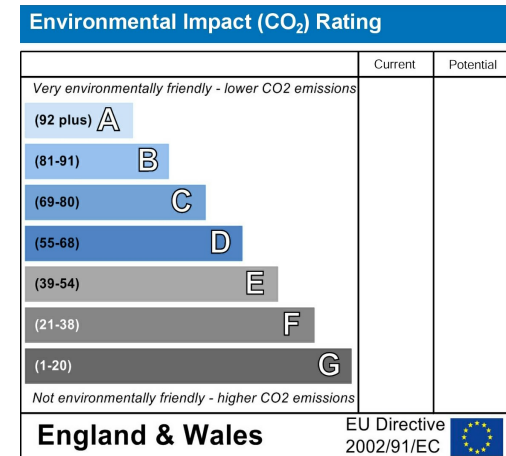
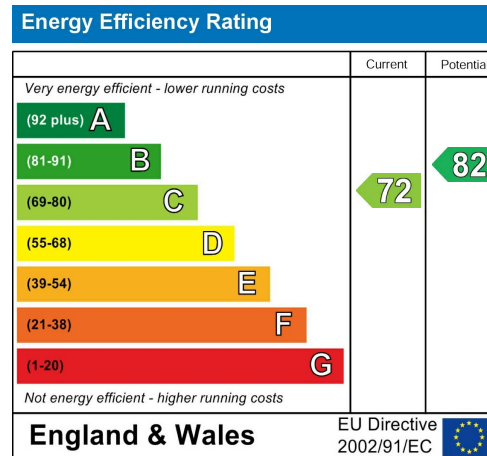
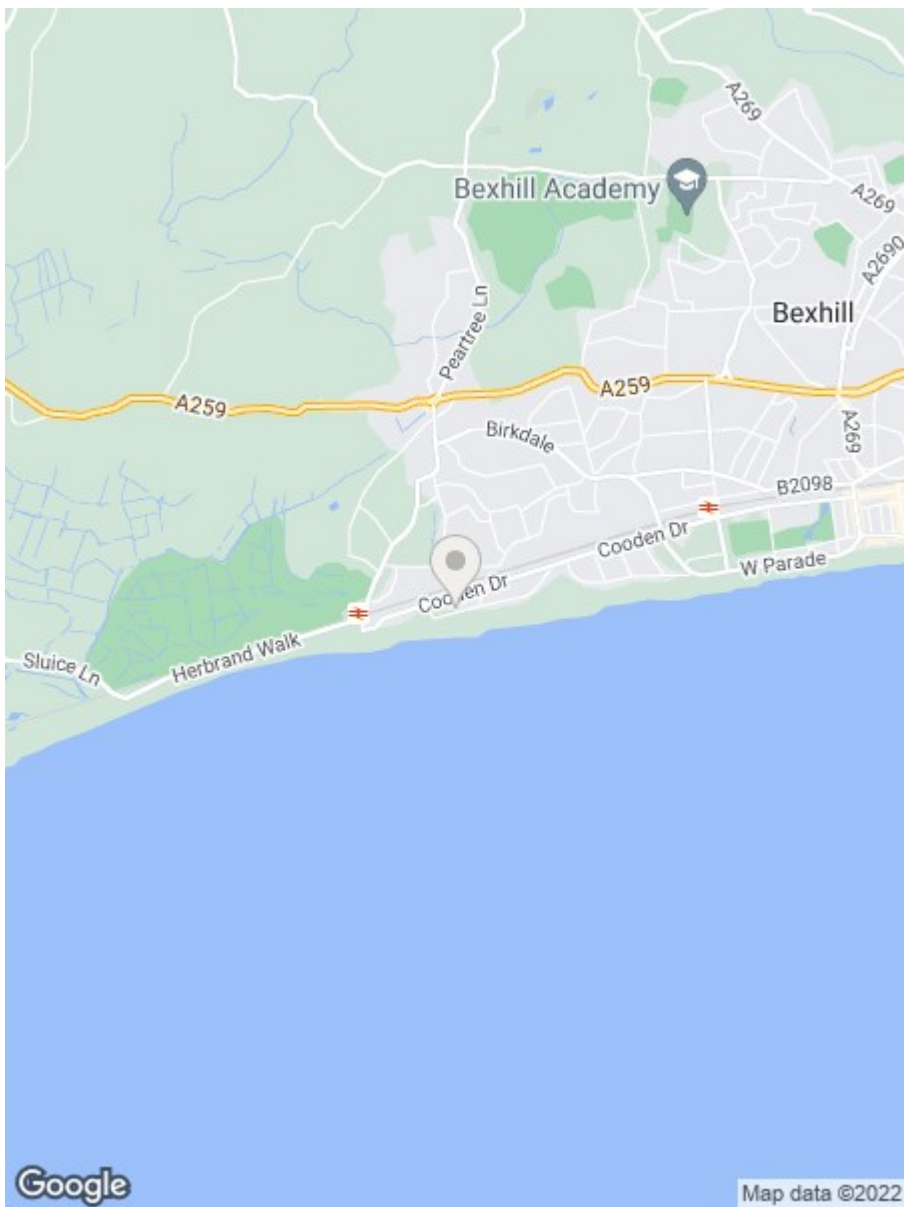


1ST FLOOR  
1343 sq.ft. (124.8 sq.m.) approx.



TOTAL FLOOR AREA : 3603 sq.ft. (334.8 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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