

**RUSH
WITT &
WILSON**



**10A Beaulieu Road, Bexhill-On-Sea, East Sussex TN39 3AD
£1,700,000 Freehold**

About this property

A rare opportunity to acquire this imposing detached beach facing residence, situated along one of Cooden's most prestigious roads, ideally located opposite Beaulieu Green and the picturesque seafront, spanning panoramic sea views from East to West, reaching towards Beachy Head and Eastbourne.

The property benefits from substantial accommodation which offers a large entrance porch with elevator to the first floor, entrance hallway, sitting room, downstairs study room, two downstairs bedrooms, both benefitting from en-suites, downstairs shower room, large utility room, large jacuzzi room, with jacuzzi & large walk in sauna.

To the first floor, the property further benefits from a modern fitted kitchen/dining room with door leading to conservatory, additional family bathroom, two double bedrooms to the first floor, with the master suite offering a large walk in dressing room and en-suite, with shower and jacuzzi bath, and a magnificent living/dining room, with stunning, breath-taking views of the sea, reaching afar towards Beachy Head, The Downs and Eastbourne, with access onto the south facing balcony enjoying stunning views.

Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout.

Externally, the property boasts two separate, large double garages, providing ample storage space/sheltered car parking. Also benefitting from a large amount of outside space being of low maintenance with block paving and an area of lawn to the front of the property.

The property is situated in this incredibly highly sought after location of Cooden, within close proximity to Cooden Beach Hotel, Cooden Beach Golf Club & Tennis Club, Cooden Beach train station, offering direct links to London Victoria, and within approx. 1.2 mile to Little Common Village with its wide range of amenities.

Viewing comes highly recommended by Rush, Witt & Wilson Bexhill to truly appreciate this spectacular detached residence.





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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

375.1 m²

4037 ft²

Balconies and terraces

21.3 m²

229 ft²

Reduced headroom

0.4 m²

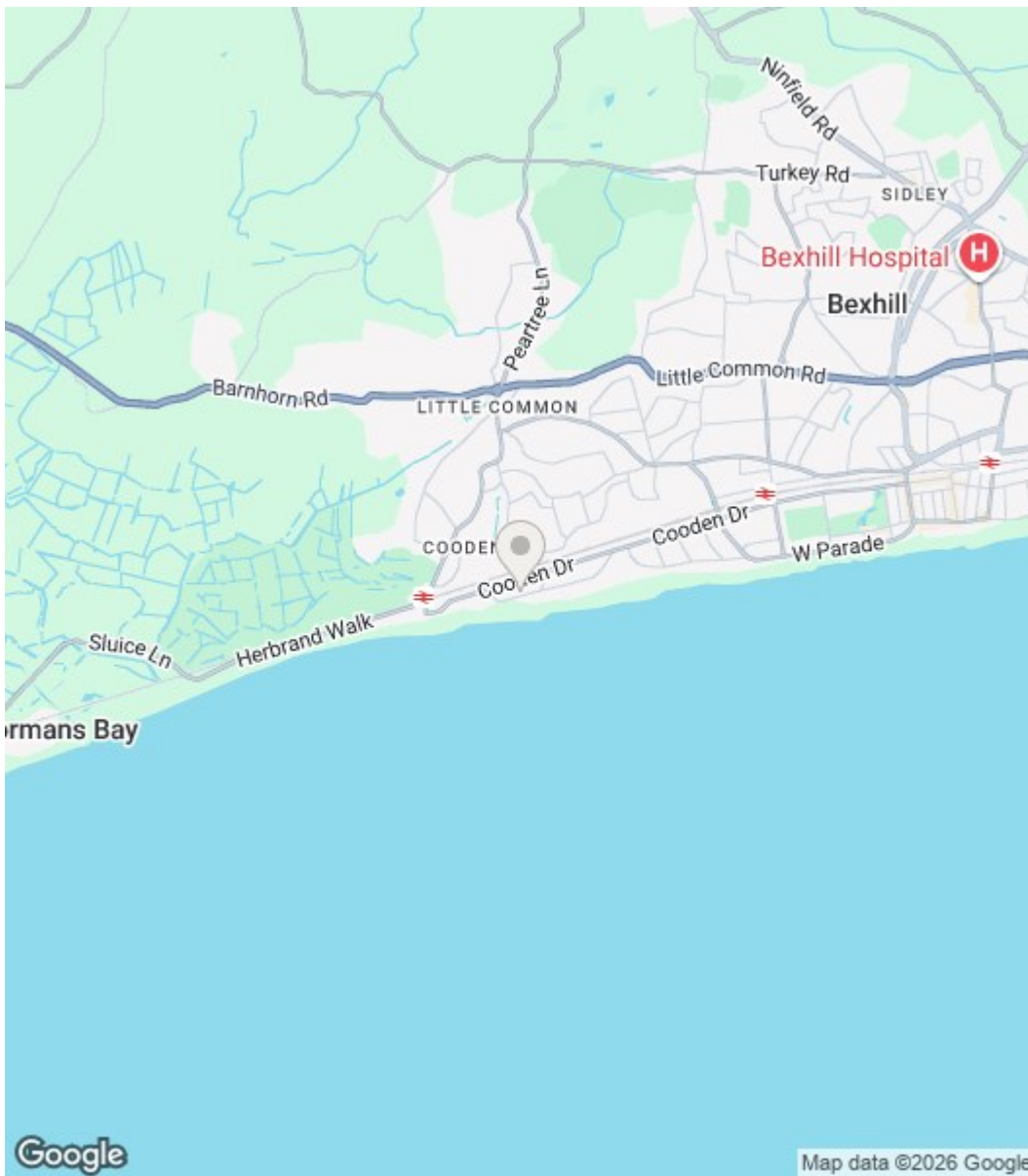
4 ft²


(1) Excluding balconies and terraces


Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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		
	72	79
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 	

Council Tax Band - G

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:

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