

**RUSH  
WITT &  
WILSON**



**11 South Cliff Avenue, Bexhill-On-Sea, East Sussex TN39 3EB**  
**Guide Price £825,000**

**An exceptional four bedroom detached family house, exclusive South Cliff Avenue Cooden location with sea views, four reception rooms, entrance lobby, living room, dining room, study, luxury kitchen complete with breakfast island, granite worktops and range cooker, oak joinery throughout, downstairs cloakroom, stunning conservatory enjoys the rear garden, two bathrooms with a full en-suite bathroom to the master bedroom, presented to an outstanding level, beautiful private front and rear gardens, gas central heating system, double glazed windows and doors, garage and extensive off road parking, sun balcony and additional Juliette balcony to the rear. Viewing is highly recommended by Rush Witt & Wilson, Sole Agents.**



### **Entrance Lobby**

With entrance door, double radiator, coconut mat.

### **Entrance Hall**

Double radiator, large understairs storage cupboard, security alarm system.

### **Cloakroom**

WC with low level flush, window to front elevation, double radiator, wall mounted contemporary wash hand basin with vanity unit beneath and tiled splash-back, stone floor tiling.

### **Living Room**

25'5 x 15' (7.75m x 4.57m )

Windows to front elevation, double radiator, westerly facing room, two further radiators with bi-folding doors leading out to the rear garden, stunning stone open fireplace with a granite polished plinth.

### **Dining Room**

16'2 x 12' (4.93m x 3.66m )

Bay window overlooking the front westerly elevation, three single radiators, stunning real gas coal effect fire set in marble with ornate classical surround with mantle.

### **Kitchen/Breakfast Room**

18'7 x 17'3 (5.66m x 5.26m )

Stunning kitchen breakfast room comprising a wide range of base and wall units with cupboards and drawers, granite worktops, Rangemaster gas stove with ovens and grill, glass splash-back with matching Rangemaster canopy with light, one and a half bowl sink unit with mixer tap, breakfast island with drawers and cupboards and seating area, space for American style fridge/freezer, built-in dishwasher, integrated washing machine, tumble dryer and microwave, built-in wine cooler and wine rack, window to rear and side elevation, stone floor tiling. This property opens out to a conservatory.

### **Conservatory**

13'1 x 13'1 (3.99m x 3.99m )

Overlooks the rear garden with stunning views, bi-folding doors, stone floor tiling, UPVC double glazed construction with glass roof, two double radiators.

### **Study**

9' x 9' (2.74m x 2.74m )

Window overlooks the rear elevation onto the rear garden, double radiator.

### **First Floor Landing**

Window to rear elevation, access to roof space, built-in airing cupboard.

### **Master Bedroom Suite**

26'4 x 12'6 (8.03m x 3.81m )

French doors overlook the Juliette balcony with a beautiful view of the rear garden, window to front elevation, beautiful view of the South Downs in Eastbourne and the sea. Two double radiators, one single radiator.

### **Dressing Room Area**

Comprising fitted furniture, mirror fronted wardrobes, drawers, matching bedside cabinets and tables, door leads out to an easterly facing sun balcony with railings and courtesy light for breakfast or evening meals.

### **En-Suite Bathroom**

13'9 x 9'2 (4.19m x 2.79m )

Obscure glass window to front elevation, double radiator, his and hers matching contemporary wash hand basins both with vanity units beneath, tiled splash-backs, mirrors with lights and electric shaver point, w.c. with concealed cistern, double radiator, walk-in shower cubicle with fixed chrome shower head, chrome controls and shower attachment, heated chrome towel rail, large panelled bath with tiled splash-backs, floor tiling, linen cupboard and additional storage cupboard.

### **Bedroom Two**

13'4 x 12'2 (4.06m x 3.71m )

Windows to both side and front elevations with views over the sea, double radiator.

### **Bedroom Three**

12' x 11'10 (3.66m x 3.61m )

Window to rear elevation, single radiator.

### **Bedroom Four**

12'5 x 9'8 (3.78m x 2.95m )

Window to front elevation, single radiator.

### **Family Bathroom**

Suite comprising shower/bath with chrome controls and hand shower attachment with fixing, w.c. with low level flush, contemporary wash hand basin with vanity unit beneath, stone floor tiling, obscure glass window to side elevation, chrome heated towel rail.

### **Outside**

#### **Front Gardens**

Mainly laid to lawn and all enclosed by fencing and retaining walls to the front with pillars, well stocked shrub and flower beds, side access, paved pathways to the front, additional access to the rear garden which is westerly facing, extensive off road parking for several vehicles to the front of the property giving access to a single garage.

#### **Single Garage**

With up and over door, power, water and light.

#### **Private Rear Garden**

Beautifully laid out with outside lighting and power, stunning patio areas for alfresco dining, outside water tap. The garden is mainly laid to lawn, extensive in size with beautifully stocked shrub and flower beds, beautiful sun terrace with brick patio area, ornamental fish pond and waterfall feature, Greek sun terrace with pillars. It then opens out onto a large lawned area and all enclosed with fencing to all sides with mature shrubbery and trees all well planted and stocked, timber framed shed with power and light. Additional patio area for alfresco dining.

#### **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





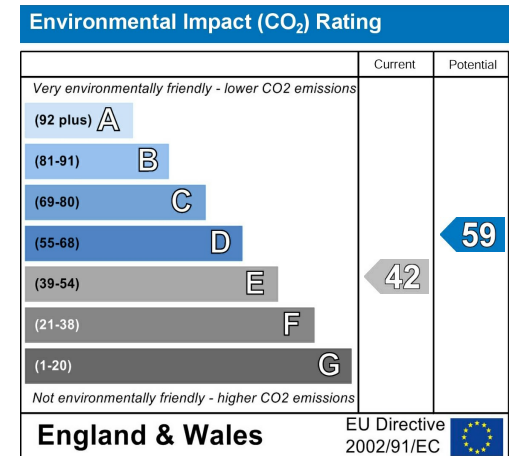
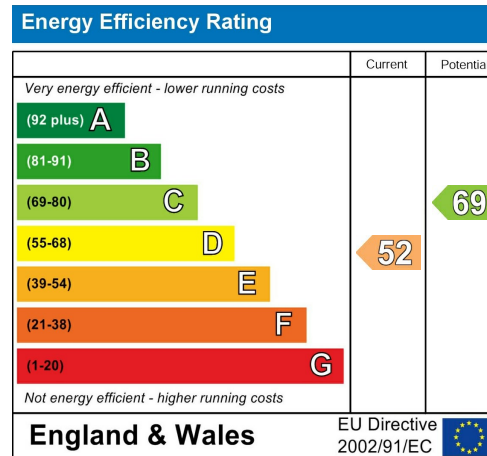
GROUND FLOOR  
APPROX. FLOOR  
AREA 1316 SQ.FT.  
(122.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 935 SQ.FT.  
(86.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 2250 SQ.FT. (209.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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