10A Beaulieu Road, Bexhill-On-Sea, East Sussex TN39 3AD

Offers In Excess Of £1,250,000 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.

RUSH
WITT &
WILSON

RUSH
WITT &
WILSON

RUSH
WITT &
WILSON

RUSH
WITT &
WILSON

RUSH
WITT &
WILSON

RUSH
WITT &
WILSON

RUSH
WITT &
WILSON

Floor 0 Building 1

Floor 1 Building 1

Floor 0 Building 2

RUSH WITT & WILSON

Approximate total area(1)

375.1 m²

4037 ft²

Balconies and terraces

21.3 m²

229 ft²

Reduced headroom

0.4 m²

4 ft²

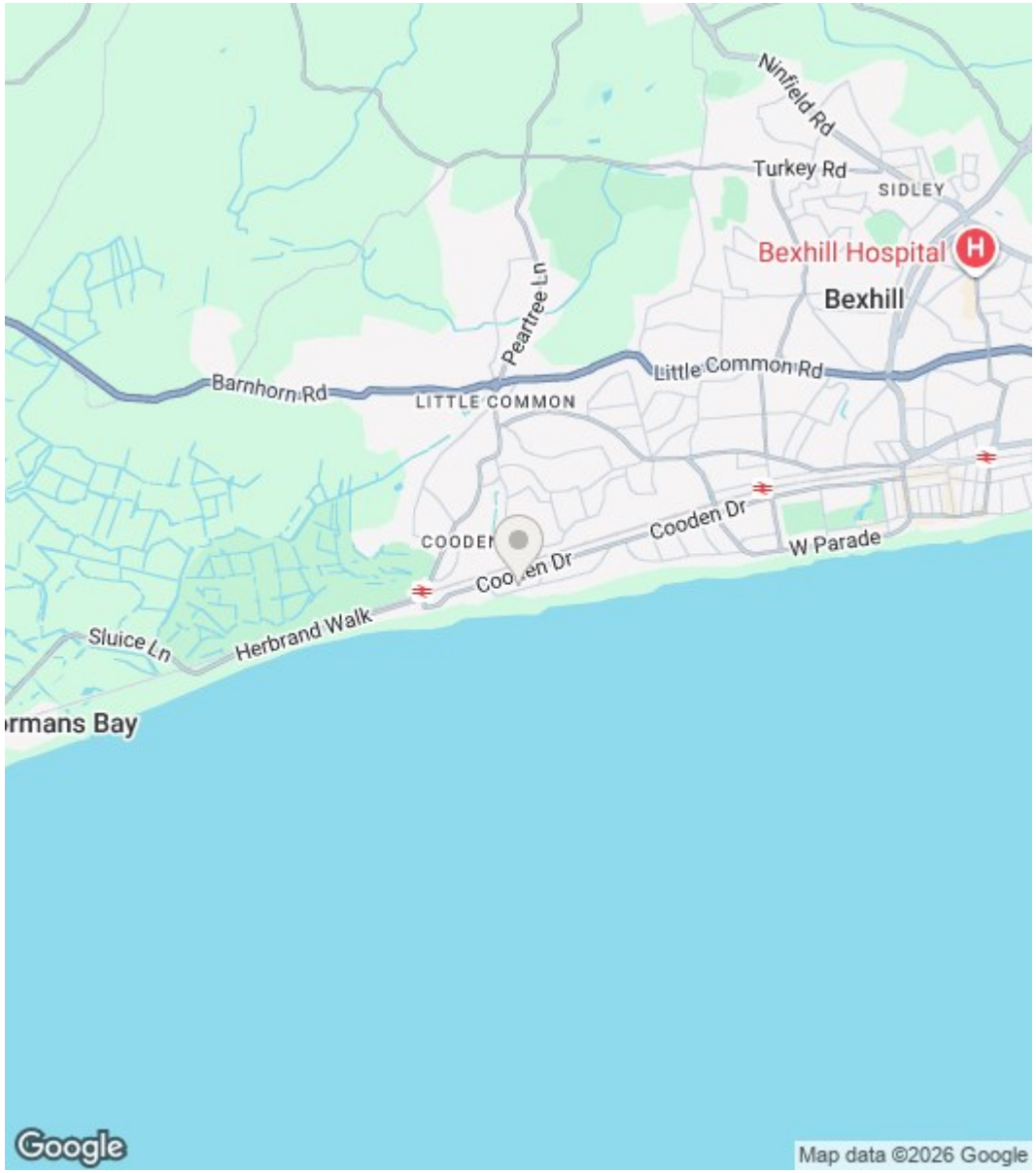
(1) Excluding balconies and terraces

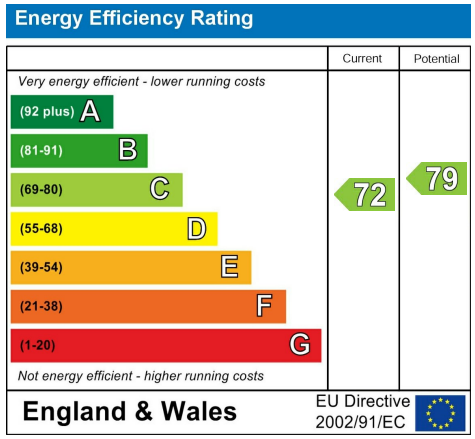
Reduced headroom

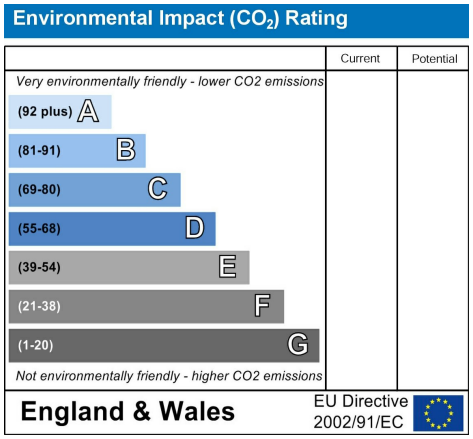
Below 1.5 m/5 ft

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

GIRAFFE360







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:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://rushwittwilson.co.uk/privacy-policy

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