

RUSH  
WITT &  
WILSON



**9 South Cliff, Bexhill-On-Sea, East Sussex TN39 3EJ**  
**£1,350,000 Freehold**

A very special six bedroom detached beach fronted house with direct beach access and stunning panoramic sea views. 'White Horses' comes complete with a one bedroom self contained annexe with kitchen; bedroom; bathroom and private entrance, solar energy heated swimming pool overlooking the beach, four reception rooms, upvc conservatory, four bathrooms, private front and stunning south facing rear garden with an array of sun terraces designed to enjoy this fabulous seafront location, gas central heating system, double glazed windows and doors, two south facing glass sun balconies off principle bedrooms, off road parking, viewing comes highly recommended by Rush Witt & Wilson sole agents.



**Entrance Porch**

Entrance door, windows to front and side elevations.

**Entrance Hallway**

Under stairs storage cupboard.

**Shower Room**

Obscured glass window to the front elevation, low level flush, inset wash hand basin with vanity unit beneath, shower cubicle with controls and showerhead, heated towel rail, tiled walls.

**Living Room**

23'1 x 16'6 (7.04m x 5.03m)

Patio doors and windows overlook the rear garden with stunning sea views, real flame gas fire set in ornate fireplace with surround.

**Dining Room/Study**

12'1 x 9'7 (3.68m x 2.92m)

Window to front elevation, sliding patio doors through to conservatory.

**Conservatory**

15'7 x 14'9 (4.75m x 4.50m)

Upvc construction, overlooks the southerly elevation with stunning sea views, jacuzzi.

**Kitchen/Breakfast Room**

15'3 x 11' (4.65m x 3.35m)

Window to front elevation, fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, one and half bowl single drainer sink unit with mixer tap, plumbing for dishwasher, gas hob, fitted double oven with grill, breakfast bar, bricked archway through to living room, space for fridge freezer, tiled splashbacks.

**Utility Room**

Comprising base and wall units, plumbing for washing machine, single drainer stainless steel sink unit, tiled splashbacks, space for fridge, window to side elevation.

**First Floor****Landing**

Window to the front elevation, access to converted loft space.

**Bedroom One**

25'4 x 12'5 (7.72m x 3.78m)

Window to rear, built in wardrobe cupboards, French doors lead out onto south facing sun balcony with stunning sea views.

**En-Suite**

Marble wall mounted wash hand basin with vanity drawers beneath, wc with low level flush, shelving, tiled splashbacks, walk in shower cubicle with shower unit and controls.

**Bedroom Two**

12'5 x 12' (3.78m x 3.66m)

Window overlooking the southerly elevation with stunning sea views, door to secondary sun balcony/terrace which is enclosed with glass and hand rails, fitted wardrobe cupboard.

**Bedroom Three**

12'1 x 6'9 (3.68m x 2.06m)

Windows to the front and side elevations.

**Reading Room**

7'6 x 10'9 (2.29m x 3.28m)

Window to the front elevation, built in wardrobe cupboards, stairs to second floor landing.

**Family Bathroom**

Obscured glass window to front elevation, panelled bath, pedestal mounted wash hand basin.

**Shower Room**

Suite comprising walk in shower with wall mounted electric shower unit, wc with low level flush, inset wash hand basin, part tiled walls, obscured glass window to the front elevation.

**Bedroom Four**

16'7 x 11'10 (5.05m x 3.61m)

Window overlooking the southerly elevation with stunning panoramic sea views, stairs to second floor, additional eaves storage space.

**Second Floor****Landing****Bedroom Five**

12'4 x 9'2 (3.76m x 2.79m)

Window to southerly rear elevation with stunning sea views, radiator and access to additional storage rooms.

**Annexe****Private Entrance**

With private entrance to the side elevation

**Annexe Kitchen**

8' x 8'8 (2.44m x 2.64m)

Fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, tiled splashbacks, space for fridge and space for freezer.

**Annexe Living Room**

15'9 x 11'3 (4.80m x 3.43m)

Patio doors lead out onto the rear garden with stunning sea views.

**Annexe Bedroom**

12'6 x 9'4 (3.81m x 2.84m)

Window overlooks the side elevation, and obscure glass to the front, corner shower cubicle with electric shower units, controls and showerhead.

**Annexe Shower Room**

Wc with low level flush, wall mounted wash hand basin with tiled splash backs, single radiator, obscured glass window overlooks the front elevation, electric heated towel rail.

**Outside****Front Garden**

Mainly laid to lawn with beautiful elevated rockery areas, well planted with various shrubs and plants of various kinds, enclosed with retaining walls to all sides, off road parking is available on the bricked paved driveway for multiple vehicles, door to side access, further well stocked flowerbeds.

**Rear Garden**

A particular feature of the property, boasting stunning panoramic sea

views, the garden is mainly laid to lawn with beautiful landscaped rockery features stocked with beautiful shrubs and plants of various kinds, there are bricked paved areas for alfresco dining to the immediate rear of the property with bricked pathways leading down to the swimming pool area, all enclosed with a combination of retaining walls and fencing, some beautiful specimen trees, the swimming pool area has a summerhouse with extensive patios perfect to enjoy this very special beach fronted view, the swimming pool is solar heated with gentle steps that lead into the pool, the pathway then descends slightly towards the beach access and promenade area which is accessed via wrought iron gates, there are also additional seating areas to enjoy the beautiful seaside position, large brick built workshop and pool house, ornamental fishpond, predominantly shingled areas with beach plants and shrubs, outside water tap and raised rockery.

**Workshop**

24'4 x 5'8 (7.42m x 1.73m)

Door to front and side, windows to both side and rear elevations, large built in storage cupboards suitable for garden tools.

**Agents Note**

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.

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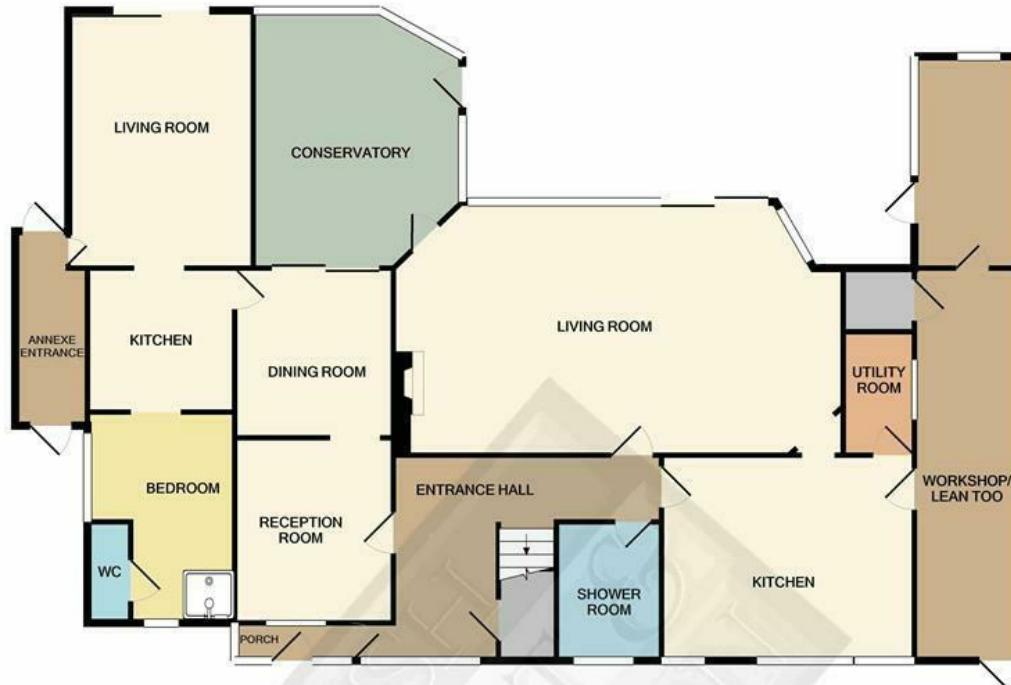
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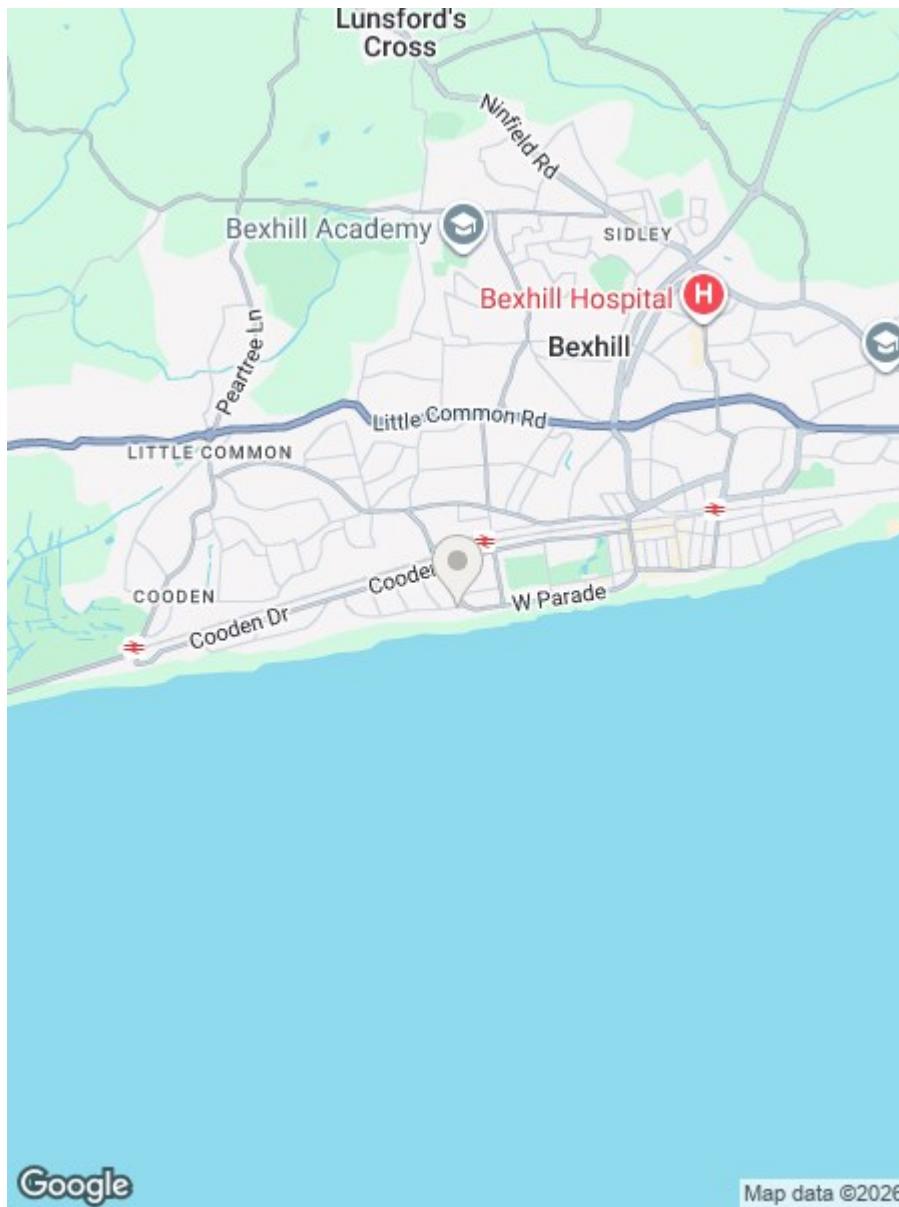




1ST FLOOR APPROX. FLOOR AREA 885 SQ.FT. (82.2 SQ.M.)

LOFT APPROX. FLOOR AREA 307 SQ.FT. (28.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 3055 SQ.FT. (283.8 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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### 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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	