

**RUSH
WITT &
WILSON**



**6 Beaulieu Road, Bexhill-On-Sea, East Sussex TN39 3AD
£975,000**

A hugely impressive six bedroom detached house with three reception rooms and double garage, stunning sea views towards the South Downs at Eastbourne, situated in the beautiful and highly sought after area of Cooden Beach Bexhill. Arranged over three floors the property comprises three spacious ground floor reception rooms, kitchen/ breakfast room, utility room with attractive vaulted ceiling, entrance vestibule, reception entrance hall and downstairs cloakroom. First floor comprises five bedrooms, family bathroom, en-suite to master bedroom suite, second floor comes with large bedroom and en-suite. Modern gas central heating system, double glazed windows and doors complete the internal benefits. Beautiful private gardens surround this beautiful seaside home with detached double garage. Viewing comes highly recommended by RWW sole agents.



Covered Entrance Porch Way

Windows to both side elevation with oak beams.

Entrance Vestibule

18'1 x 7'3 (5.51m x 2.21m)

With hardwood entrance door, three windows overlook the front elevation, double radiator, slate tiled floor and four fitted cloaks cupboards.

Reception Hall

With stunning herringbone wood flooring, double radiator, under stairs storage cupboard, security alarm system keypad, additional storage cupboard with overhead locker, original stain glassed window.

Cloakroom

WC with low level flush, inset wash hand basin with vanity unit, chrome heated towel rail, obscured glass window to the rear elevation, partly tiled walls.

Living Room

20'9 x 16'7 (6.32m x 5.05m)

Bay window to side elevation, window to front elevation, three double radiators, stunning original brick and slate fireplace with inset real flame gas coal fire.

Dining Room

15'8 x 8'10 (4.78m x 2.69m)

Two windows to the rear elevation, double radiator, built in meter cupboard, fitted Welsh Dresser with glass fronted cabinets, drawers and cupboards.

Drawing Room

20'7 x 13'9 (6.27m x 4.19m)

Windows overlook both the side and front elevations, two double radiators, stunning original brick and slate tiled fireplace with brick plinth, fitted book shelves with drawers and cupboards.

Kitchen/Breakfast Room

16'7 x 12'7 (5.05m x 3.84m)

Window to the westerly elevation with views towards the South Downs and Eastbourne, bespoke fitted kitchen comprising a range of base and wall units with granite straight edge worktops, single drainer one and half bowl sink unit with mixer tap, integrated dishwasher, space for American style fridge/freezer with wine rack, space for 120 range style cooker, double radiator, fitted dresser with glass fronted cabinets and drawers, French doors lead out to the rear garden.

Utility Room

11'10 x 8'4 (3.61m x 2.54m)

Vaulted ceiling with velux windows to either side elevation, base and wall units with laminate straight edge worktops, single drainer stainless steel sink unit with mixer tap, plumbing for washing machine, space for tumble dryer, double radiator, further window to side and door leading to the rear garden.

First Floor Landing

Window to the front elevation with stunning sea views towards the South Downs and Beachy Head in Eastbourne, double radiator.

Bedroom One

13'7 x 19'8 (4.14m x 5.99m)

Windows to both front and side elevation with stunning sea views, fitted bedroom furniture comprising wardrobes and drawers, book shelves.

En-Suite

Comprising walk in shower with chrome shower controls, chrome shower head, wall mounted wash hand basin with vanity unit beneath, wc with concealed cistern, chrome heated towel rail, half height wall tiling.

Bedroom Two

13'6 x 18'2 (4.11m x 5.54m)

Double aspect with windows overlooking both front and side elevations, double radiator, original brick and slate tiled fireplace, fitted book shelving.

Bedroom Three

13'3 x 13'9 (4.04m x 4.19m)

Windows to both side and rear elevations, double radiator, built in wardrobe cupboard with additional overhead cupboard space.

Bedroom Four

9'3 x 11'3 (2.82m x 3.43m)

Windows to both side and rear elevations with stunning sea views, double radiator, fitted wardrobe cupboards.

Bedroom Five/ Study

9'8 x 10'9 (2.95m x 3.28m)

Window to rear elevation, single radiator, built in airing cupboard.

Family Bathroom

Modern suite comprising paneled bath with hand shower attachment, wc with low level flush, two chrome heated towel rails, wall mounted wash hand basin with vanity and mirror, shower cubical part tiled walls, window to rear elevation.

Second Floor Landing

Captains window with spectacular sea views, doors to eaves storage space, large loft recess accessed off the landing with potential for further conversion STPP.

Bedroom Six

16'9 x 22'4 (5.11m x 6.81m)

Window to rear elevation, door leading to eaves storage, built in wardrobe cupboards, single radiator.

En-Suite

Suite comprising walk in shower with chrome controls and chrome shower head and fixings, chrome heated towel rail, wc with low level flush, part tiled walls, wall mounted wash hand basin with vanity unit, mirror, led lighting and additional medicine cupboard, velux window overlooks the rear elevation.

Outside

Front & Side Gardens

Mainly laid to lawn, enclosed with fencing to all sides offering privacy and seclusion, outside power, circular flowerbeds, trees and further shrubbery borders the property, gate giving access to the front driveway area, slab pathway to front vestibule, further lawned area enclosed with walls, fencing and mature shrubbery, extensive off road parking is available on the gravelled driveway with additional power supplies, the garden continues to extend to the south westerly side gardens with beautiful patio area enclosed with ornamental wall and trellising, outside water tap, additional lawned areas with further well stocked plant and shrub beds, enclosed by fencing offering privacy and seclusion.

Rear Garden

Mainly laid to lawn with a large summerhouse, enclosed with fencing offering privacy and seclusion, with mature shrubbery and a stunning entertaining area is to be found which is mainly patio with raised flowerbed with mature palm trees, further raised well stocked shrub and flowerbeds, cast iron gate takes you back to the side elevation on to the driveway where you can find a detached one and half sized garage.

Detached Double Garage

One and half size garage with power and light, electrically operated up and over door, external lighting.

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 1383 SQ.FT.
(128.5 SQ.M.)



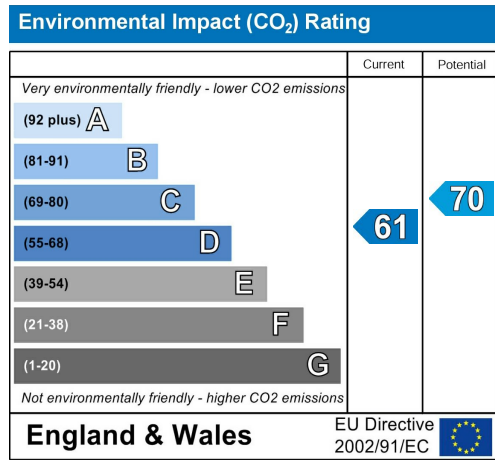
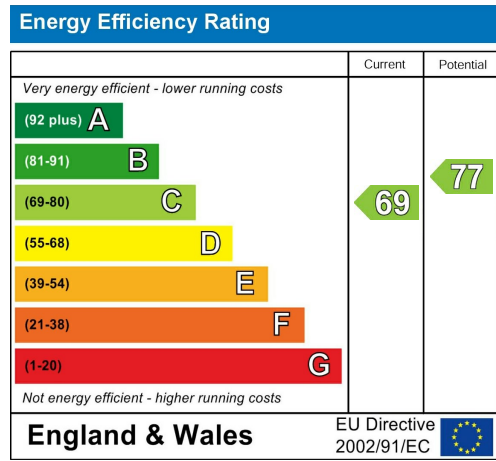
1ST FLOOR
APPROX. FLOOR
AREA 1046 SQ.FT.
(97.2 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 740 SQ.FT.
(68.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 3168 SQ.FT. (294.3 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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