

**RUSH  
WITT &  
WILSON**



**Monterey, 35B Hartfield Road, Bexhill-On-Sea, East Sussex TN39 3EA**  
**£2,450,000**



**A Stunning Five Bedroom Beachfront Detached House on the beautiful Cooden Beach, Bexhill. This rare opportunity presents a beautifully modernized five bedroom detached house, ideally located on one of Bexhill's most coveted roads. This remarkable property offers both luxury and functionality, making it perfect for family living and entertaining. Enjoy a spacious and contemporary layout featuring a modern fitted kitchen/day room with multiple convenient seating areas and luxury dining. In addition to the open-plan area, there are two further reception rooms, perfect for family gatherings or relaxing evenings. The property boasts five generously sized bedrooms, four of which have en-suite bathrooms, providing ample space and privacy for family and guests. A dedicated cinema room offers a perfect retreat for movie lovers, and the family bathroom and utility room add to the home's practicality. The property benefits from gas central heating to radiators, double glazing, and underfloor heating throughout most of the ground floor, ensuring comfort year-round. The stunning rear garden offers incredible panoramic sea views and direct access to the beach, making it an ideal space for outdoor entertaining or relaxation. A large in-out driveway provides convenient off-road parking for multiple vehicles, leading to a double garage for additional storage or workshop space.**

**Recent improvements include a new roof and newly fitted double-glazed windows and recently re-rendered, completing its modern contemporary aesthetic. Nestled in a highly sought-after area of Bexhill, this property is not only a beautiful home but also a lifestyle choice, providing the perfect combination of beachside living and modern comforts. Given the high demand for properties in this location, early internal inspection is highly recommended to fully appreciate the stunning features and prime beach front setting of this exceptional home.**

**Don't miss out on this incredible opportunity! EPC: D Council Tax: G**









**Entrance Hallway**

Front aspect double glazed window with fitted shutters, radiator, door with access to garage, storage cupboard with shelving and cupboard space above, access to ground floor rooms, stairs leading to first floor. Lift access to first floor, tiled flooring and recessed ceiling spotlights.

**Kitchen/Day Room**

Kitchen comprises a range of modern fitted units, both all units and an island with integrated modern fitted double ovens and grills, stainless steel sink unit with brush steel mixer tap, integrated dishwasher, fridge and freezer. The island unit comprises a fitted three ring gas burner hob, two ring electric hob and fitted sink unit with drainer and brush steel mixer tap. Fully tiled floor with underfloor heating and recessed ceiling spotlights. Door with access to a large pantry larder (12'5 x 4.4) (3.78m x 1.32m) with underfloor heating with tiled floors and recessed ceiling spotlights.

**Utility Room**

Comprises gas central heating boiler, underfloor heating controls, electric consumer unit, cupboard with storage space leading to the utility space with plumbing for washing machine and a fitted steam room.

**Lounge**

35'8 x 24'7 narrows to 11'9 (10.87m x 7.49m narrows to 3.58m ) This room comprises front and side aspect double glazed sliding doors, giving access to rear patio and garden, all with sea views. Under floor heating throughout this room.

**Third Reception Room**

31'11 x 31'5 narrows to 15'8 (9.73m x 9.58m narrows to 4.78m) Rear aspect double glazed sliding doors leading to rear patio and giving sea views. Under floor heating, small side aspect double glazed window. Tiled flooring, recessed ceiling spotlights.

**Ground Floor Bedroom**

14'6 x 9'8 (4.42m x 2.95m ) Front aspect double glazed window with fitted wooden shutters, radiator

**En-Suite**

Comprising a front aspect double glazed window with fitted wooden shutters, low level w.c., cabinet mounted wash hand basin with stainless steel mixer tap and cupboard space beneath, fitted walk-in glass shower cubicle with wall mounted electric power shower and shower attachment, wall mounted heated chrome towel rail. Fully tiled walls and floors and ceiling mounted spotlights.

**Ground Floor Bedroom Two/Cinema Room**

**Ground Floor WC**

Comprising a low level w.c., worktop mounted stone hand wash basin with wall fitted mixer tap, wall and floor wood effect style tiles. Ceiling mounted spotlights, extractor fan.

**Separate WC**

Comprising a low level WC, wall mounted wash hand basin with separate hot and cold taps and extractor fan. Fully tiled floor and part tiled walls.

**First Floor Landing**

Front aspect double glazed windows, lift access, access to loft and tiled flooring with underfloor heating running all the way through the first floor. Large airing cupboard with slatted shelving and housing two large hot water cylinders, underfloor heating controls and electric consumer unit.

**Master Bedroom**

31'9" x 15'7" (9.7m x 4.75) Extensive front aspect double glazed windows overlooking the rear garden with amazing sea views. Walk in dressing area with a range of fitted wardrobes.

**Bedroom Two**

19'8" x 16'4" (6.00m x 5.00m)

**Dressing Room**

Dressing room comprises a side aspect obscure double glazed window, range of fitted open style wardrobes with hanging space and drawer units beneath, tiled floor with underfloor heating, door leading through to en-suite bathroom.

**En-Suite Bathroom**

Comprises front aspect obscure double glazed windows. White bathroom suite with low level w.c., large free standing bath with stainless steel mixer tap and shower attachment, walk-in glass shower cubicle with rain effect shower head, wall mounted shower attachment and shower controls. Worktop mounted stone wash hand basin with stainless steel mixer tap. Wall mounted chrome heated towel rail, part tiled walls and fully tiled floor with underfloor heating.

**Bedroom Three**

21'3" x 14'1" (6.5m x 4.3m)

**En-Suite Bathroom**

**Bedroom Four**

15'8" x 12'5" (4.8m x 3.8m)

**En-Suite**

**Bedroom Five**

13'11" x 12'3" (4.25m x 3.75m)

**Separate Bathroom**

Bathroom comprises a front aspect obscure double glazed window, fitted white bathroom suite comprising panel enclosed bath with glass shower screen, stainless steel mixer tap and wall mounted shower controls with a rain drop effect shower head, low level w.c., cabinet mounted wash hand basin with stainless steel mixer tap and cupboard space beneath. Wall mounted mirrored cabinet with mirrored door and shelving space. Wall mounted heated chrome towel rail, fully tiled floor with under floor heating, part tiled walls.

**Rear Garden**

Stone laid patio which leads onto the rest of the garden which is mainly laid to lawn with mature plant and shrub borders. The garden is enclosed by solid walls. Fantastic sea views from the whole of the rear garden. To the rear of the garden there is a stone laid sun patio with fantastic panoramic sea views all the way across towards Pevensey Bay, Eastbourne and Beachy Head. There is also a conservatory/sun room with double glazed windows. To the very back of the sun terrace and to the side is steps that lead down to the beach and the promenade. Side access with gate leading to front of property.

**Front Garden**

Blocked paved in and out driveway with parking for multiple vehicles. Mature plant and shrub center piece, side access with gate leading to the rear garden. Access to the double garage.

**Double Garage**

Electric roller door, light and power. A space rear of the garage has also been converted to create an additional internal room.

**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. Since these photographs were taken there have been some alterations and upgrades to the property.



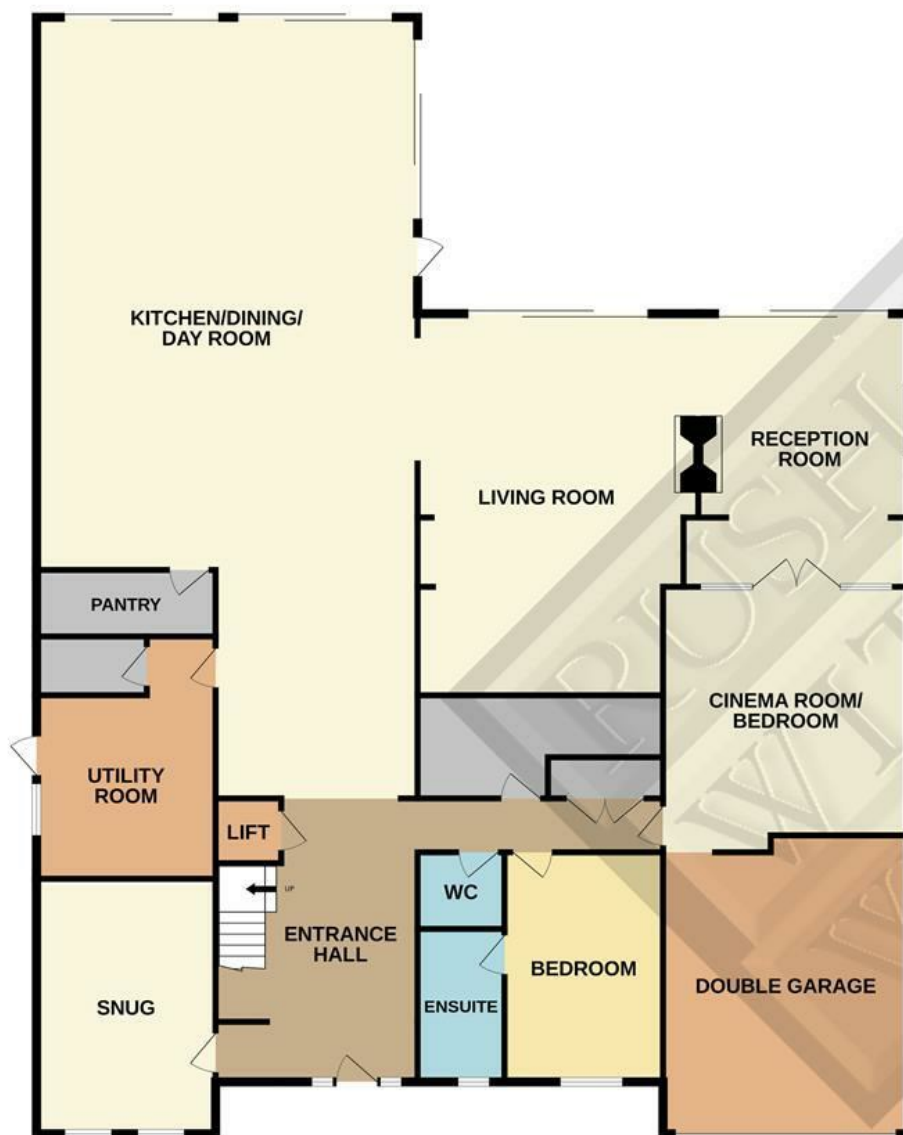








GROUND FLOOR  
3306 sq.ft. (307.2 sq.m.) approx.



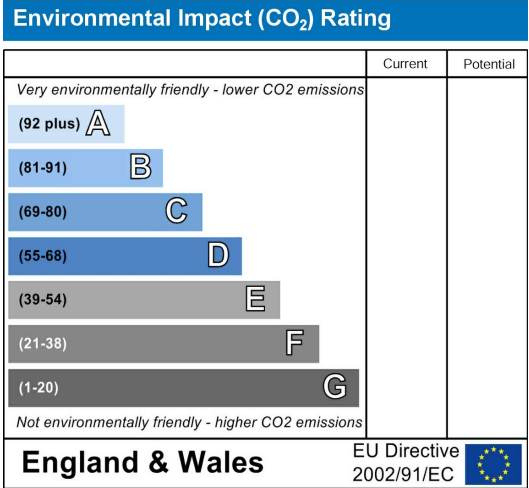
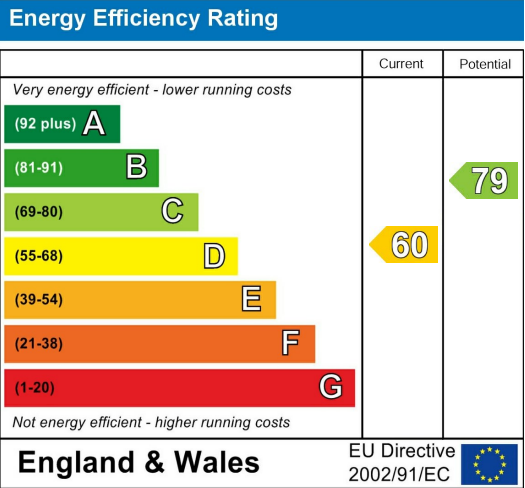
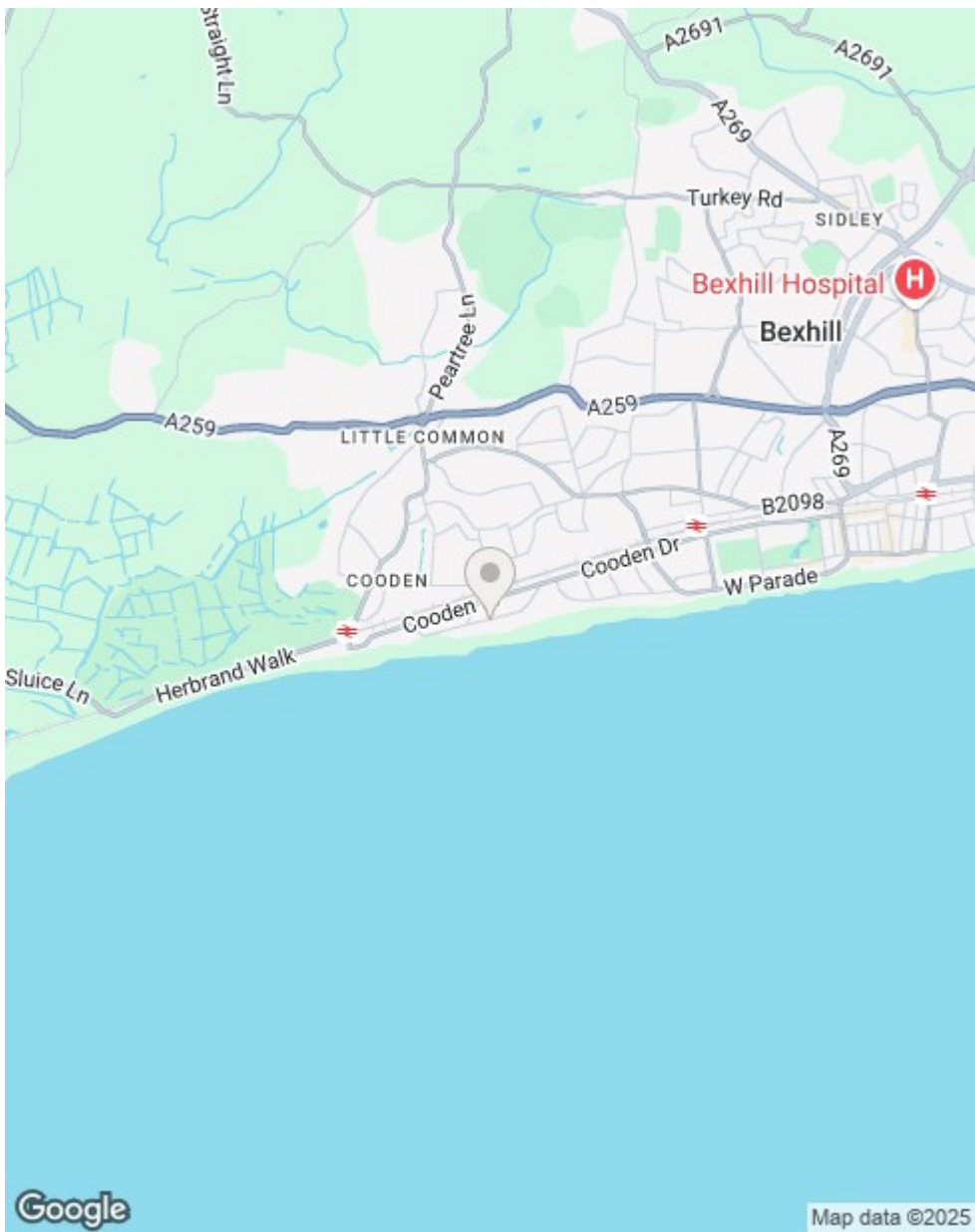
1ST FLOOR  
2448 sq.ft. (227.4 sq.m.) approx.



TOTAL FLOOR AREA : 5754 sq.ft. (534.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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