

**RUSH
WITT &
WILSON**



**40 South Cliff, Bexhill-On-Sea, East Sussex TN39 3ED
£885,000**

A stunning four bedroom detached house with beautiful sea views, situated in a very highly sought after area with living room, dining room, southerly facing sun room, additional reception room, spacious reception hall, two ground floor bedrooms with bathroom, kitchen, utility room, cloakroom, two large store cupboards, first floor accommodation comprises two first floor bedrooms and en suite bathroom to master bedroom, additional loft space for potential further conversion, gas central heating system, double glazed windows and doors, beautiful private gardens with large Koi Pond, mature shrubbery, well kept lawn areas, detached garage, driveway for off road parking. Viewing highly recommended by RWW sole agents.



Entrance Porch

Obscured glass panelled front door with side light window leading to entrance porch. With one radiator, ceiling mounted spotlights, tiled floor and glass panelled internal double doors leading through to hallway.

Entrance Reception Hall

Radiator, feature staircase leading to first floor, solid oak striped flooring, large storage cupboard housing the gas central heating boiler, storage cupboards, hanging space, airing cupboard housing hot water cylinder with slatted shelving.

Cloakroom

Living Room

21' x 12'11 (6.40m x 3.94m)

Side aspect double glazed bay window, two radiators, open archway leading through to sun room with sliding doors, feature fireplace with modern wood burning stove, wall mounted up-lighters,

Sun Room

19'9 x 6'4 (6.02m x 1.93m)

Double aspect double glazed windows with sliding patio doors giving access to the front, oak stripped flooring, ceiling mounted spotlights, radiator.

Dining Room

13'7 x 12' (4.14m x 3.66m)

Rear Aspect double glazed bay window overlooking the rear garden, radiator, , serving hatch through to kitchen, open archway through to third reception room.

Reception Room Three

12' x 10'7 (3.66m x 3.23m)

Double glazed french doors with fitted blinds giving access to the side/rear garden

Kitchen/Breakfast Room

14'7 x 12'2 (4.45m x 3.71m)

Double aspect, double glazed windows to the rear and side elevations, modern fitted kitchen with a range of matching wall and base level units with solid granite worktops, integrated eye level electric double oven and microwave, Aga, integrated fridge/freezer, integrated dishwasher, composite bowel and half sink with drainer and mixer tap, work top mounted five ring gas burner hob with fitted extractor hood above, serving hatch through to dining room, part tiled walls, tiled floor, recessed ceiling spotlights, door giving access to rear porch, door giving access to utility room.

Utility Room

Rear aspect double glazed leaded light windows over looking the rear garden, stainless steel single sink with double drainer and mixer tap, base and wall level units, internal window looking through to rear porch, fully tiled walls, plumbing space for washing machine.

Rear Porch

Side aspect double glazed window, rear aspect double glazed door giving access to the rear garden.

Store Cupboards

Two large storage cupboards, one housing the gas meter with fitted shelving.

Ground Floor Wc

Front aspect obscured double glazed window, radiator, low level wc, wall mounted wash hand basin with mixer tap and tiled splashback, tiled floor.

Ground Floor Bedroom Two

16'7 x 15'10 (5.05m x 4.83m)

Side aspect double glazed bay window, radiator, fitted wardrobe with hanging space, shelving and storage cupboard above, vanity unit with modern wash hand basin and mixer tap.

Ground Floor Bedroom One

13'8 x 11'8 (4.17m x 3.56m)

Front aspect double glazed windows with sea views, radiator, vanity unit with wash hand basin with vanity unit beneath, tiled splashback, fitted bathroom mirror with light, large range of fitted wardrobe all with hanging space, shelving and storage cupboards above.

Bathroom

Side aspect obscured double glazed window, heated white towel rail, wash hand basin with mixer tap and tiled splashback, electric bathroom mirror with lights and shaver point, low level wc, bath with wall mounted hot and cold taps, wall mounted shower with shower controls and rain affect shower head and shower attachment.

First Floor Landing

Front aspect double glazed Velux window with sea views.

Master Bedroom

16'07 x 13'10 (5.05m x 4.22m)

Front aspect double glazed windows with stunning sea views, radiator, door giving access to en-suite, fitted wardrobe with hanging space and shelving, eaves storage cupboard.

En Suite

With side aspect double glazed windows with sea view, radiator, bathroom suite comprising low level wc, bidet, free standing roll top bath with mixer tap and shower attachment, walk in shower cubicle with wall mounted shower control, shower attachment and rain affect shower head, pedestal mounted wash hand basin with hot and cold taps, electric shaver point, fully tiled walls, tiled floor.

First Floor Bedroom Two

13'10" x 11'3" (4.22m x 3.45m)

Side aspect double glazed windows with beautiful sea views across Normans Bay and Pevencey Bay to the South Downs, radiator, door giving access to loft space which provides ample storage, additional eaves storage.

Outside

Front Garden

Two lawned areas, mature plants and shrubs, in and out driveway providing off road parking for multiple vehicles leading to a detached single garage.

Side Garden One

Extensive side garden that is mainly laid to lawn with mature plant and shrub boarders, large pond, raised timber decking area, sea views.

Side Garden Two

Mainly paved with extensive mature plant and shrub boarders, allotment, raised flowerbeds, green house, timber garden shed, and gated access leading through to the front drive.

Rear Garden

Mainly paved with small tufted area, raised flowerbeds, surrounded by extensive and mature plant and shrubs, timber pergola with raised patio offering seating area for suitable for alfresco dining, summerhouse, garden pond with water feature, outside tap, outside power points, rear access in to detached garage.

Detached Garage

Electric roller door, light and power.

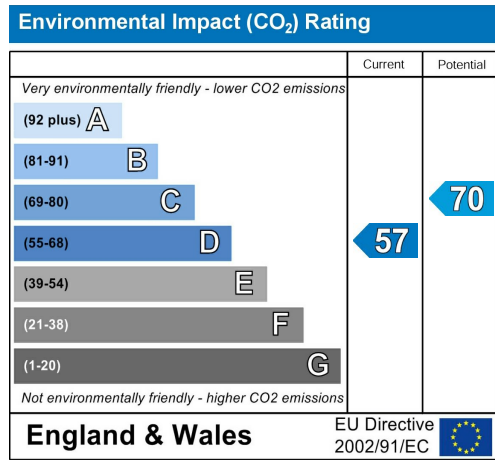
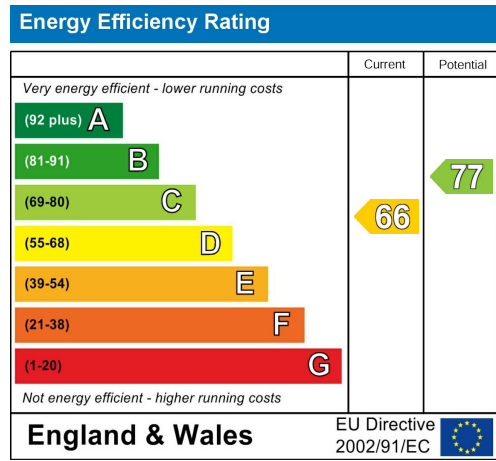
Agents Note

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.







**RUSH
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WILSON**

**Residential Estate Agents
Lettings & Property Management**



**3 Devonshire Road
Bexhill-on-Sea
East Sussex
TN40 1AH
Tel: 01424 225588
bexhill@rushwittwilson.co.uk
www.rushwittwilson.co.uk**