BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£850,000

4 Richmond Road, Bexhill-on-Sea, East Sussex TN39 3DN

4 Bedroom | 3 Bathroom | 3 Reception

AT A GLANCE...

This truly exceptional detached 1920s residence occupies a highly sought-after position, just 275 yards from the iconic South Cliff seafront promenade. Rich in character and charm, the property has been thoughtfully extended and sympathetically modernised by the current owner, seamlessly combining period elegance with contemporary living.

The generous ground floor offers superb versatility, beginning with a welcoming vestibule that leads into an impressive reception hall. The elegant living room features a beautiful bay window and a striking fireplace with inset log burner, creating a warm and inviting focal point. Sliding doors open into a light-filled studio, further enhanced by bi-folding doors that provide seamless access to the rear garden—ideal for both everyday living and entertaining.

The kitchen/breakfast room is fitted with a comprehensive range of matching wall and base units, complemented by a central island. Integrated appliances include a dishwasher, oven and grill, fridge/freezer, and an under-counter fridge. The kitchen also benefits from side access to the property and flows effortlessly into the dining room, which enjoys delightful views over the rear garden and features double doors opening onto the garden. Additional ground floor accommodation includes a utility room and a dedicated study.

To the first floor, the property continues to impress, offering two en-suite bedrooms, two further well-proportioned bedrooms, and a well-appointed family bathroom. Externally, the property is equally appealing. The west-facing rear garden has been beautifully landscaped in keeping with the home's heritage, while the attractive frontage provides extensive off-road parking and access to a garage. Early viewing is highly recommended to fully appreciate the space, quality, and unique charm this outstanding home has to offer.

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Key Features:

- Truly Exceptional 1920s Detached House
- Filled With Abundant Character & Charm
- Three Bathrooms
- Kitchen & Separate Utility Room
- Just 275 Yards From The Iconic Seafront Promenade
- Four Bedrooms
- Three Reception Rooms
- Off Road Parking & Detached Garage

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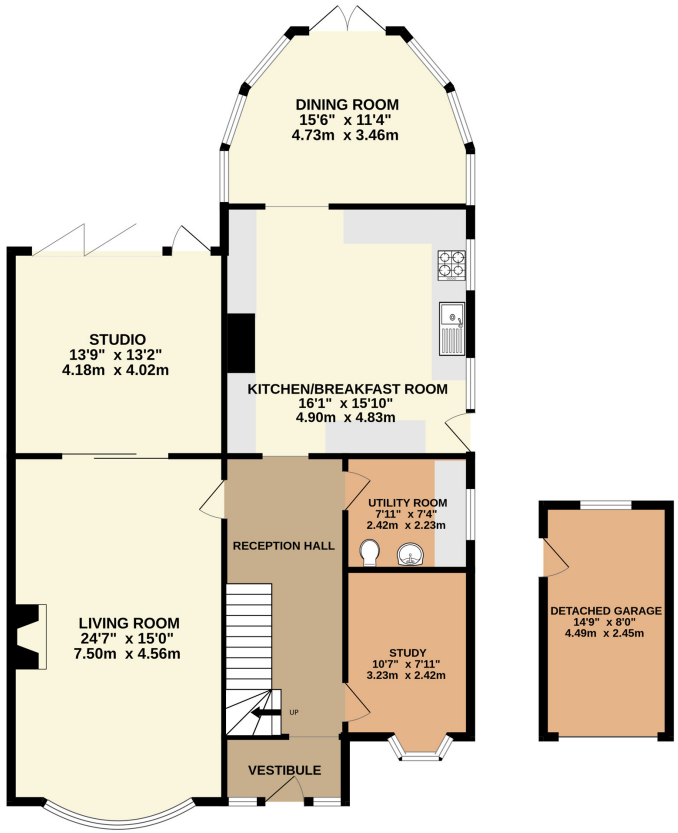
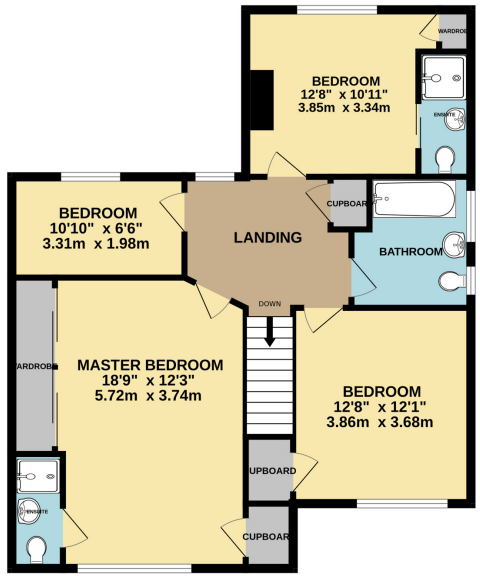
GROUND FLOOR
1332 sq.ft. (123.7 sq.m.) approx.



1ST FLOOR
847 sq.ft. (78.7 sq.m.) approx.



TOTAL FLOOR AREA : 2179 sq.ft. (202.4 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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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Exterior

The gardens have been thoughtfully designed to complement the home's heritage. The attractive frontage offers extensive off-road parking and access to a garage, which features an up-and-over door and benefits from both power and lighting. The front garden includes a lawn area, a variety of well-established plantings, and fruit trees, creating a welcoming and picturesque approach.
The west-facing rear garden is equally as charming as the interior. Beautifully arranged with mature trees, shrubs, and complementary plantings, it features designated seating areas perfect for alfresco dining. Additional highlights include a greenhouse, fruit trees, a pergola, and raised beds, providing both a tranquil retreat and a haven for gardening enthusiasts.

Location

The property is just a short stroll from the seafront promenades, only 275 yards away. Bexhill Town Centre is approximately 0.6 miles, while Collington Station, just 120 yards from the home, provides regular direct services to Hastings, Eastbourne, Brighton, Gatwick, and London Victoria. Local bus routes and well-regarded primary and secondary schools, many with 'Outstanding' OFSTED ratings are within close reach.
Egerton Park, a Green Flag-awarded space, is nearby, offering tennis and bowling facilities, a large play structure, an outdoor gym, and a café. Adjacent to Egerton Park, the Polegrove Recreation Ground hosts a variety of regular activities, including adult and youth football and cricket clubs.

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