



**Richmond Avenue**  
BEXHILL ON SEA, TN39

*150 Years*  
**JOHN D WOOD & CO**  
London, Country & International Property

# Richmond Avenue

BEXHILL ON SEA, TN39

San Mirail is an exceptional and instantly recognisable Spanish-inspired villa occupying a prominent position on Bexhill's highly sought-after seafront. Dating from circa 1928, this landmark residence is considered one of the finest examples of its kind, combining elegant period architecture with beautifully preserved original detailing and far-reaching coastal appeal.

Distinguished by its striking red clay tiled roof, roundel turrets and impressive proportions, the accommodation extends across multiple floors and offers a series of superbly appointed reception spaces, including a magnificent galleried reception hall, an elegant drawing room and a formal dining room designed for entertaining on a grand scale. Additional living areas comprise a study, conservatory, cloakroom and a well-appointed kitchen/breakfast room centred around a traditional AGA, complemented by a separate utility room.

The first floor is approached via a striking galleried landing with access to a delightful sun balcony and leads to an outstanding master bedroom suite featuring a dressing room, luxurious en-suite bathroom, private south-facing sun terrace and additional south-westerly balcony. There is a further en-suite bedroom, three additional bedrooms and a separate WC. A lift offers convenient access between the dining room and the first-floor guest suite.









The property includes a self-contained one bedroom annexe with its own entrance, comprising a living room, kitchen, bedroom, bathroom, and private patio garden - ideal for guests or extended family.

The exquisitely landscaped, south-facing gardens, inspired by Mediterranean design, create a remarkable sense of tranquillity and seclusion. Beautifully established planting, mature specimen trees and thoughtfully designed outdoor entertaining areas combine to provide an idyllic setting for both relaxation and social occasions. To the front, a walled and gated driveway provides extensive off-road parking, complementing the property's impressive sense of arrival and enhancing its privacy and security.

Situated on the highly regarded Richmond Avenue, one of Bexhill-on-Sea's most sought-after residential addresses, the property enjoys a peaceful setting within easy reach of both the town centre and seafront. Bexhill offers an excellent

selection of shops, cafés, restaurants and everyday amenities, together with the De La Warr Pavilion and a variety of leisure facilities.

Collington and Bexhill railway stations are both easily accessible, providing regular services to London Victoria, Eastbourne, Hastings and Brighton. The area is well served by a range of highly regarded state and independent schools, including Claremont School.

The beach, seafront and Cooden Beach Golf Club are all within easy reach, whilst the surrounding Sussex countryside offers excellent opportunities for walking, cycling and outdoor pursuits.

£1,000,000-£1,250,000  
Subject to Contract

**Local Authority:** Rother District Council

**Council Tax Band:** F

**Tenure:** Freehold

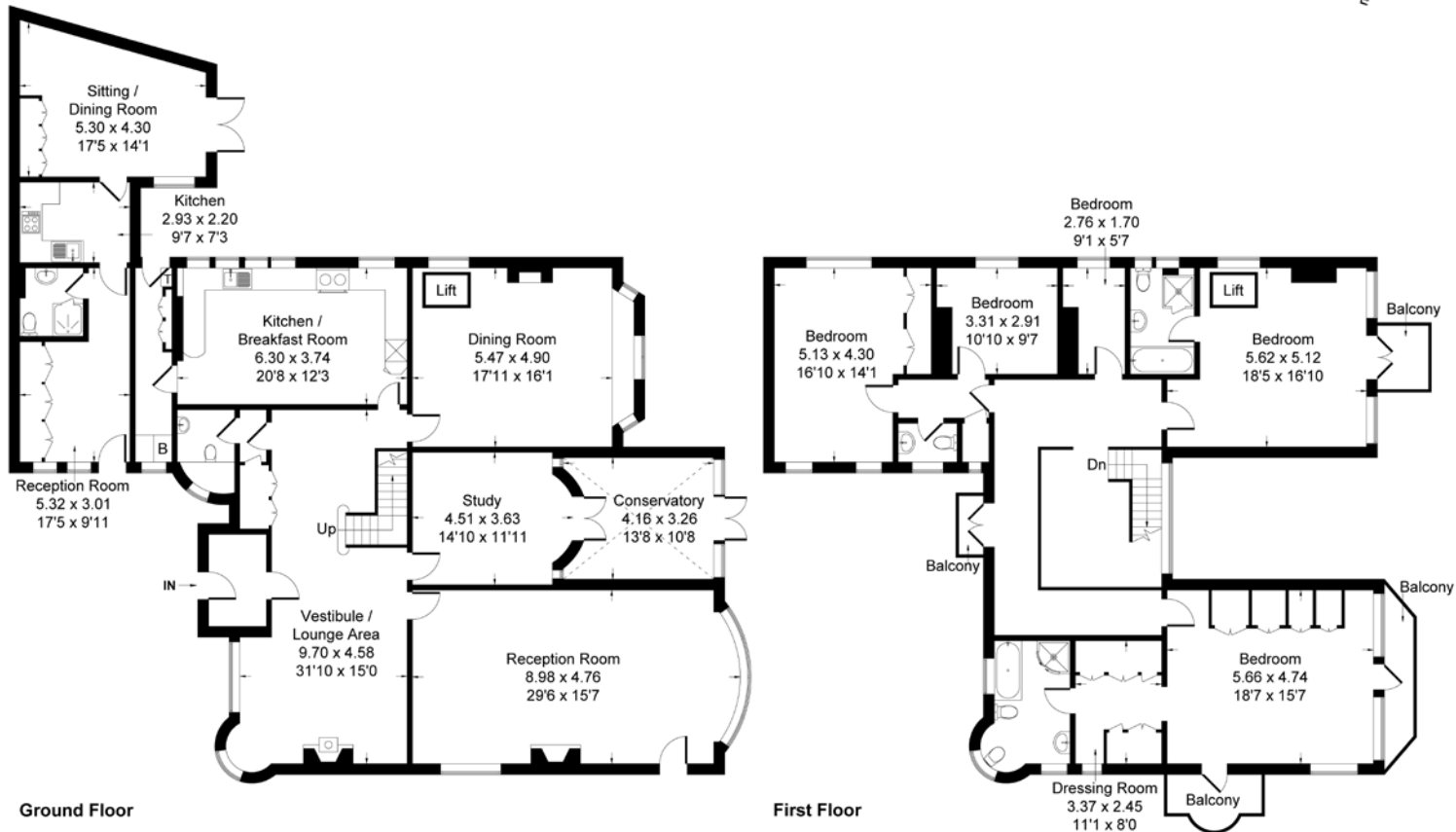
**Reference:** CHB260093

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 74 C      |
| 55-68 | D             | 61 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**Approximate Gross Internal Area:**  
2240 sq ft

## Richmond Avenue, Bexhill-on-Sea, East Sussex TN39

Approximate Gross Internal Area = 375.7 sq m / 4044 sq ft



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential).  
Produced for John D Wood & Co by IDENTIKA LTD

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