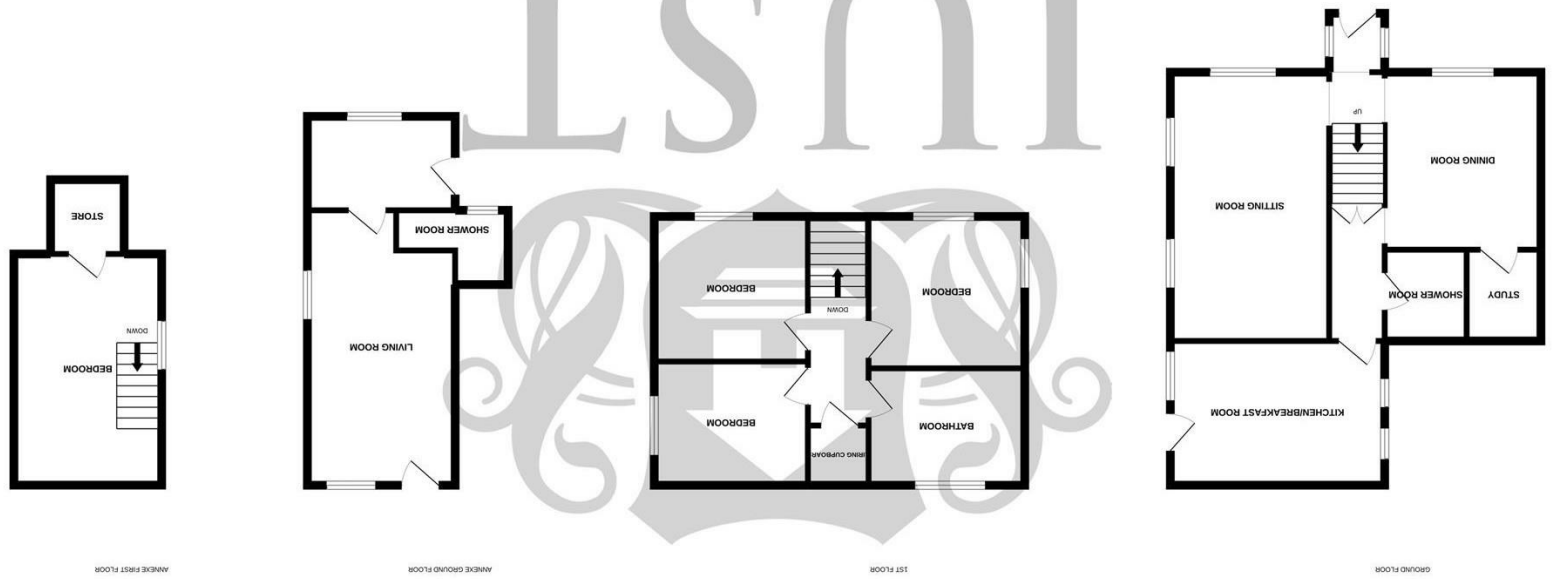


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	G (11-20)
	F (21-30)
	E (39-54)
	D (55-69)
	C (69-80)
	B (81-91)
Very energy efficient - lower running costs	A (92 plus)
Current	Potential

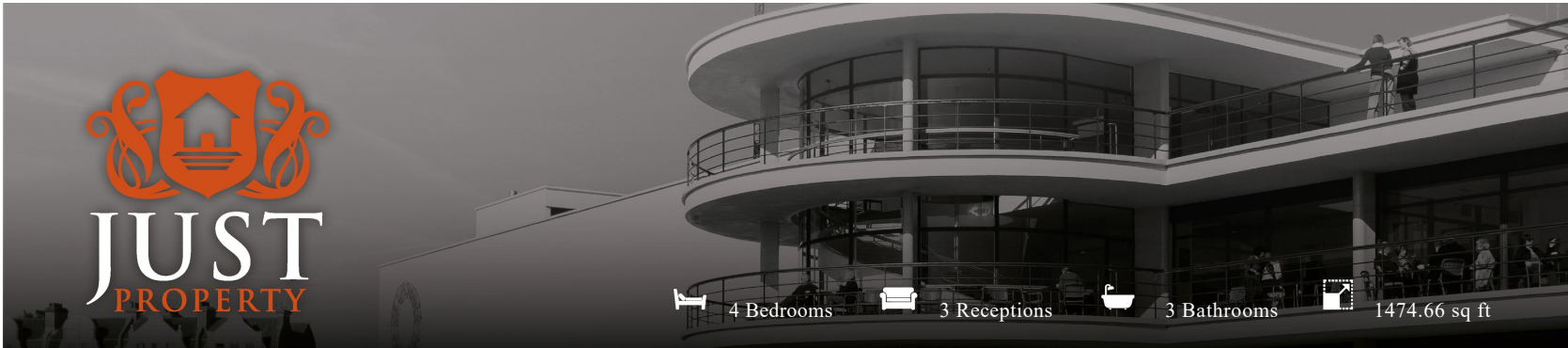
**Energy Efficiency Rating**



## FLOORPLANS

36 Belle Hill, Bexhill-On-Sea, TN40 2AG

www.justproperty.net



4 Bedrooms 3 Receptions 3 Bathrooms 1474.66 sq ft

Freehold  
£450,000

36 Belle Hill, Bexhill-On-Sea, TN40 2AG





4 Bedrooms 3 Receptions 3 Bathrooms 1474.66 sq ft

## PROPERTY DETAILS

Just Property are delighted to bring to the market a truly unique property situated in this tucked away position in heart of Bexhill on sea. The unlisted "Belle Cottage" is a fabulous property which is believed to be have originally been constructed in circa 1800 and is situated on an extensive plot and features independent annex which would make an ideal holiday let.

With simply stunning original features throughout this hugely impressive property boasts to the main house three double bedrooms, sitting room, dining room, study, kitchen/breakfast room, ground floor shower room/wc and entrance porch. The house also boasts gas central heating, wood burner, and is fully double glazed apart from the entrance porch. Next to the main house there is a fully independent annex boasting living room, recently fitted kitchen, shower room/wc, large first floor bedroom and small area of garden.

A particular feature of the property is the beautiful and extensive gardens which are mainly laid to lawn and enjoy sun throughout the day and feature an original Well. To the outside there is also summerhouse, brick built workshop, and a good size garage.

Ideally placed the property is within easy walking distance of a Bexhill town centre with its wide range of shopping facilities, restaurants and mainline railway station. The seafront is also within easy reach. Viewing is highly recommended by Just Property the sole agents. **\*\* OFFERS OVER £450,000\*\***



## ROOM DIMENSIONS

Entrance Porch

Sitting Room  
18'6" x 10'3" (5.66 x 3.13 )

Dining Room  
11'7" x 10'7" (3.54 x 3.24 )

Kitchen/Breakfast Room  
13'1" x 9'8" (4.01 x 2.95)

Ground Floor Shower Room/wc

Study

Bedroom  
11'3" x 10'2" (3.45 x 3.10)

Bedroom  
10'7" x 12'7" (3.25 x 3.84 )

Bedroom  
9'10" x 6'9" (3.00 x 2.08)

Bathroom/wc

ANNEXE

Living Room  
17'9" x 9'10" (5.42 x 3.01)

Kitchen  
8'11" x 5'3" (2.73 x 1.61)

Shower Room/wc

Bedroom  
15'5" x 9'10" (4.71 x 3.01)

Outside

Large Gardens

Workshop

Summerhouse

Garage

N.B

## FEATURES

- Detached House with Annexe
- Believed to Date from Circa 1800
- Exceptional Plot
- Three Double Bedrooms to Main House
- One Bedroom Fully Independent Annexe
- Good Sized Garage & Workshop
- Gas Central Heating
- Two Receptions & Study
- Walking Distance of Town & Station
- Vendor Suited

