



**BURGESS & CO.** 6 High Street, Bexhill-On-Sea, TN40 2HA  
01424 222255

£625,000 Freehold





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Burgess & Co are proud to bring to the market this rare opportunity to acquire a five bedroom, three reception room, three storey Grade II Listed house, situated in the heart of the historic Old Town of Bexhill and within walking distance to the popular Manor Barn and gardens, as well as being within close proximity to Bexhill Town Centre with its shops, restaurants, mainline railway station and seafront with iconic De La Warr Pavilion. The property offers a wealth of charm and character and the accommodation is arranged over three floors comprising a hallway, a sitting room, a dining room, a study, a downstairs w.c, a kitchen and a utility room to the ground floor. To the first floor there are three double bedrooms one with an en-suite shower room, a separate w.c, and a family bathroom and to the second floor there are two further bedrooms. The property retains many original features and has a large outbuilding to the rear with the benefit of power and lighting which could be used as extra accommodation or a home office (subject to usual consents). Viewing is highly recommended to fully appreciate all this property has to offer.

**Entrance Lobby**

With radiator, door to Hallway, door to

**Downstairs W.C**

Comprising low level w.c, wash hand basin, inset ceiling spotlights, tiled walls.

**Hallway**

With radiator, door with access to cellar, stairs to First Floor.

**Study**

101 x 95

With radiator, single glazed sash window with secondary glazing to the front.

**Sitting Room**

161 x 119

With radiator, feature electric fire, single glazed sash window with secondary glazing to the front.

**Dining Room**

139 x 123

With radiator, feature electric fire, partly panelled walls, single glazed sash window with secondary glazing to the rear, single glazed door to the rear. Door to

**Kitchen**

123 x 91

Comprising matching range of drawer & base units, worksurfaces, inset sink unit, fitted gas hob with oven under, space for under counter fridge, wall mounted Worcester boiler, tiled floor, radiator, single glazed sash window to the rear, single glazed door to the rear. Opening to

**Utility Room**

89 x 58

With worksurfaces, inset sink unit, space for appliances, single glazed window to the rear.

**First Floor Landing**

With radiator, access to loft via pull down ladder, stairs to second floor, single glazed frosted sash window with secondary glazing.

**Bedroom One**

16'6 x 11'8

With radiator, single glazed sash window to the front. Doorway to

**En-suite Shower Room**

Comprising shower cubicle, pedestal wash hand basin, low level w.c, inset ceiling spotlights, towel radiator, tiled walls & floor.

**Bedroom Two**

12'3 x 10'2

With radiator, single glazed sash window with secondary glazing to the front & rear.

**Bedroom Three**

9'9 x 9'5

With radiator, single glazed sash window to the front.

**Family Bathroom**

8'2 x 6'1

Comprising bath with shower over, pedestal wash hand basin, shaver point, tiled walls & floor, towel radiator, airing cupboard, single glazed sash window with secondary glazing to the rear.

**Separate W.C**

Comprising low level w.c, partly tiled walls, tiled floor, single glazed window to the rear.

**Second Floor Landing**

With single glazed sash window with secondary glazing to the side.

**Bedroom Four**

13'4 x 11'1

With radiator, single glazed sash window to the front.

**Bedroom Five**

10'4 x 8'4

With radiator, single glazed sash window to the front.

**Outbuilding**

Comprising two rooms with partition wall, light & power connected, single glazed windows, double wooden doors to the front, double doors to the side.

**Rear Garden**

There is a low maintenance rear garden comprising a patio area, a block paved patio area, a seating area, a woodchipped area with stone path housing mature shrubs, outside tap and side access.

**NB**

Council tax band: D

