

**RUSH  
WITT &  
WILSON**



**16a High Street, Bexhill-On-Sea, East Sussex TN40 2HA  
£299,950**



**A rare opportunity to acquire this exceptionally well presented three bedroom maisonette ideally located in the heart of Bexhill Old Town. Boasting many original character features and offering bright and spacious accommodation throughout, the property comprises a private entrance door, bay front lounge with views towards the sea, dining hall and a modern fitted kitchen/breakfast room all to the first floor. To the second floor there are three bedrooms and a family bathroom. Conveniently situated within easy access to local amenities and coffee shops, bus stops, the picturesque Manor Barn Gardens and still only a short walk to Bexhill town centre with shops, mainline rail station and seafront. Offered with the FREEHOLD, viewing comes highly recommended RWW Bexhill to appreciate this stunning character maisonette in this beautiful location.**



### **Entrance Hall**

Private timber front door with obscured leaded light stain glass window above leading to entrance hall, comprising services cupboard housing the electric meter and electric fuse board with storage cupboard above, stairs leading to first floor.

### **First Floor**

#### **Dining Hall**

12'6" x 10'6" (3.82 x 3.21)

Single glazed sash window to the rear elevation, radiator, stairs leading to second floor, door leading through to kitchen/breakfast room, door leading through to lounge, feature fireplace with alcove, wall mounted up-lighters, 'herringbone' style flooring.

#### **Lounge**

15'7" x 14'10" (4.75 x 4.54)

Double glazed bay window with window seat to the front elevation with partial sea views, radiator, stunning ornamental feature fireplace with brick alcove and tiled hearth, fitted bespoke joinery cupboard to either side of the chimney breast with fitted shelving, cornice ceiling, ceiling rose, 'herringbone' style flooring.

#### **Kitchen/Breakfast Room**

20'11" x 8'4" (6.40 x 2.55)

Dual aspect with widows to side and rear elevations, glass panelled door giving access onto terrace and rear garden, radiator, modern fitted kitchen with a range of matching wall and base level units, quartz straight edge work top surfaces, sink with drainer and mixer tap, integrated electric oven and microwave, four ring electric hob, integrated fridge/freezer, integrated washing machine/tumble dryer, integrated dishwasher, breakfast bar, 'herringbone' style flooring. Kitchen also housing the gas central heating boiler.

#### **Second Floor Landing**

Access to loft space with pull down ladder, radiator, wall mounted up-lighters, exposed original feature floorboards.

#### **Bedroom One**

15'7" x 14'10" (4.75 x 4.54)

Double glazed windows to the front elevation with views towards the sea, radiator, a range of bespoke fitted joinery wardrobes all with a range of hanging space, shelving and

cupboards space above, exposed original feature floorboards.

#### **Bedroom Two**

9'7" x 8'4" (2.94 x 2.55)

Single glazed sash window to the rear elevation with views across the character properties of Bexhill Old Town and St Peters And Pauls Church, radiator.

#### **Bedroom Three**

12'0" x 7'1" (3.67 x 2.17)

Single glazed sash window to the rear elevation, radiator, fitted wardrobe with a range of hanging space, shelving and storage cupboard above.

#### **Family Bathroom**

Obscured single glazed sash window to the side elevation, white heated towel rail, bathroom suite comprising panelled enclosed corner bath with mixer tap, shower attachment, wall mounted shower controls and additional shower attachment, pedestal mounted wash hand basin with mixer tap, low level WC, electric shaver point, fully tiled walls.

### **Externals**

#### **Private Rear Garden**

Mainly laid to lawn, enclosed to all side, feature flint stone wall, patio areas suitable for alfresco dining, flower beds to side.

#### **Lease And Maintenance**

The property comes with the Freehold, buildings insurance split 50/50, maintenance 2/3 share as and when needed.

#### **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.



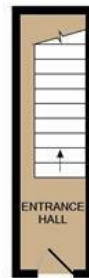






MAIN LEVEL  
APPROX. FLOOR  
AREA 584 SQ.FT.  
(54.2 SQ.M.)

2ND FLOOR  
APPROX. FLOOR  
AREA 547 SQ.FT.  
(50.8 SQ.M.)

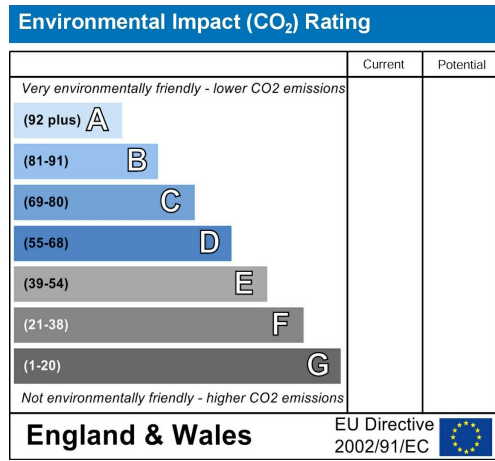
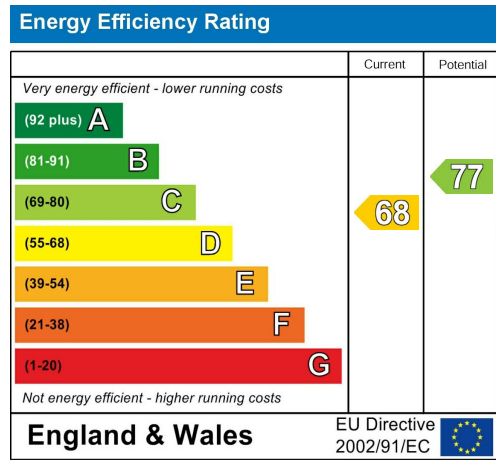
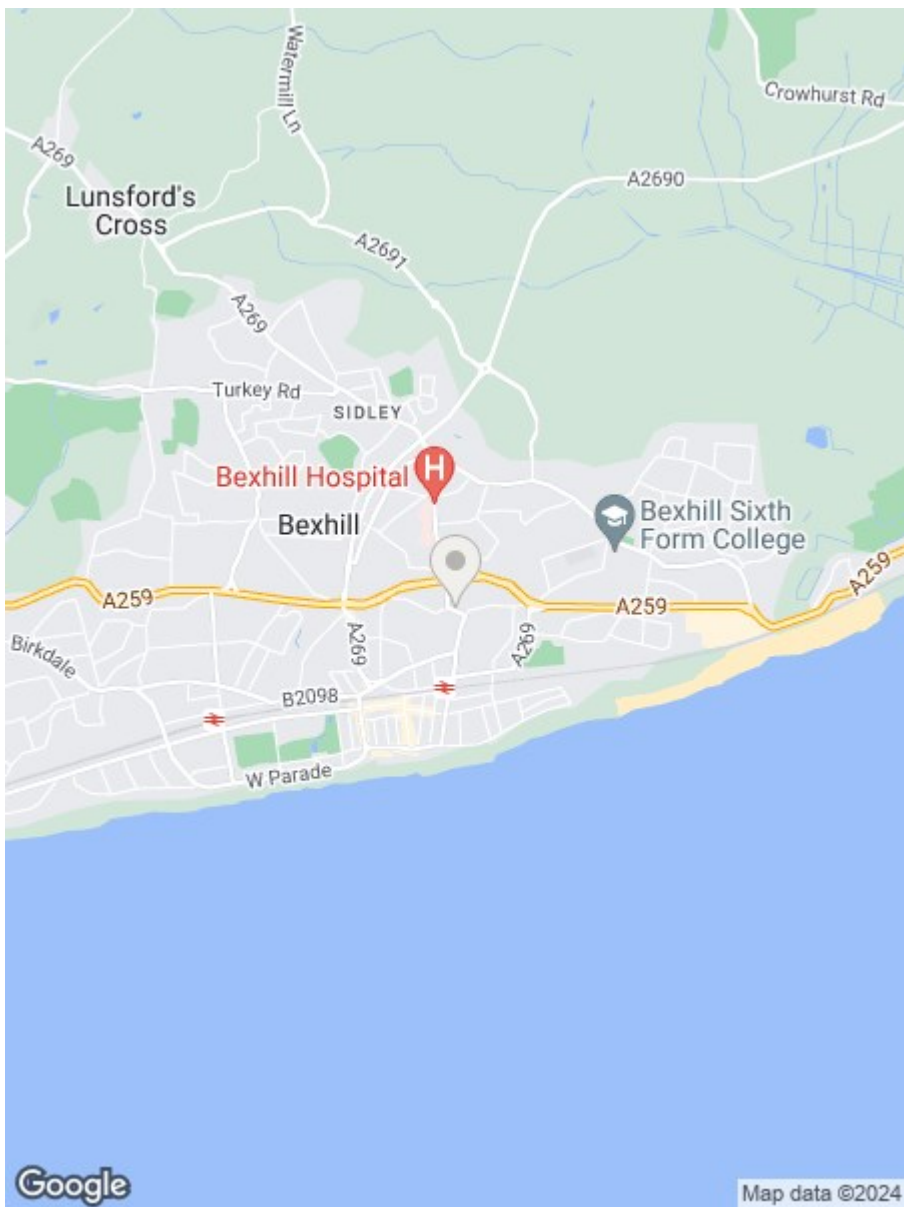


ENTRANCE FLOOR  
APPROX. FLOOR  
AREA 66 SQ.FT.  
(6.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1196 SQ.FT. (111.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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