

**RUSH
WITT &
WILSON**



**Grove House, 46 Jameson Road, Bexhill-On-Sea, East Sussex TN40 1EL
Guide Price £695,000**

This is a unique opportunity to acquire a beautifully converted detached house that has been transformed into six self-contained flats, perfectly located just a short stroll from Bexhill's picturesque seafront and promenade. The property offers excellent access to essential shopping facilities, local services, and a mainline railway station with direct services to London, making it an attractive investment option. The layout includes: Two top-floor 1-bedroom flats, Two first-floor 1-bedroom flats, Two ground-floor flats, each featuring two bedrooms and direct access to private gardens. The current owner has successfully rented out the first and second-floor flats for several years while personally residing in one of the ground-floor flats. Additional features of the property include: A total of six flats, Three garages, Private front, rear, and side gardens, electric heating systems, some of the windows and doors are double-glazed, Given its potential for rental income and solid investment yield, viewing is highly recommended through RWW sole agents. For those interested, detailed information regarding yield and rental income can be provided upon request. Don't miss out on this fantastic investment opportunity!



Ground Floor**Flat One****Entrance Hall****Living Room**

14'1 x 13'5 (4.29m x 4.09m)

Kitchen

9'5 x 6'10 (2.87m x 2.08m)

Bedroom One

14'3 x 13'3 (4.34m x 4.04m)

Bedroom Two

9'8 x 7'4 (2.95m x 2.24m)

Bathroom**Flat Two****Entrance Hall****Living Room**

14' x 10'2 (4.27m x 3.10m)

Kitchen

9'10 x 7'2 (3.00m x 2.18m)

Bedroom One

17'10 x 9'7 (5.44m x 2.92m)

Bedroom Two

11'2 x 6'4 (3.40m x 1.93m)

Bathroom**First Floor****Flat Three****Communal Entrance Hall****Private Entrance Hallway****Living Room**

132 x 12'11 (40.23m x 3.94m)

Kitchen

9'4 x 7'1 (2.84m x 2.16m)

Bedroom

15'2 x 13'4 (4.62m x 4.06m)

Bathroom**Flat Four****Private Entrance Hall****Living Room**

12'3 x 9'4 (3.73m x 2.84m)

Kitchen

6'8 x 5'4 (2.03m x 1.63m)

Bedroom

13'10 x 8'4 (4.22m x 2.54m)

Bathroom**Second Floor****Flat Five****Communal Entrance Hall****Private Entrance Hall****Living Room**

15'11 x 12'5 (4.85m x 3.78m)

Kitchen

9'10 x 5'7 (3.00m x 1.70m)

Bedroom

12'6 x 11'6 (3.81m x 3.51m)

Bathroom**Flat Six****Private Entrance Hall****Living Room**

13'10 x 8'8 (4.22m x 2.64m)

Kitchen

6'7 x 5' (2.01m x 1.52m)

Bedroom

10'6 x 9'5 (3.20m x 2.87m)

Bathroom**Outside****Private Front, Rear & Side Gardens****Three Garages****Modern Method Of Auction Information**

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

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.

Council Tax Bandings from Rother District Council : Flat 1, band B. Flat 2: band TBC. Flat 3, band A. Flat 4, band A, Flat 5 band A. Flat 6 band A.



FLOOR 0



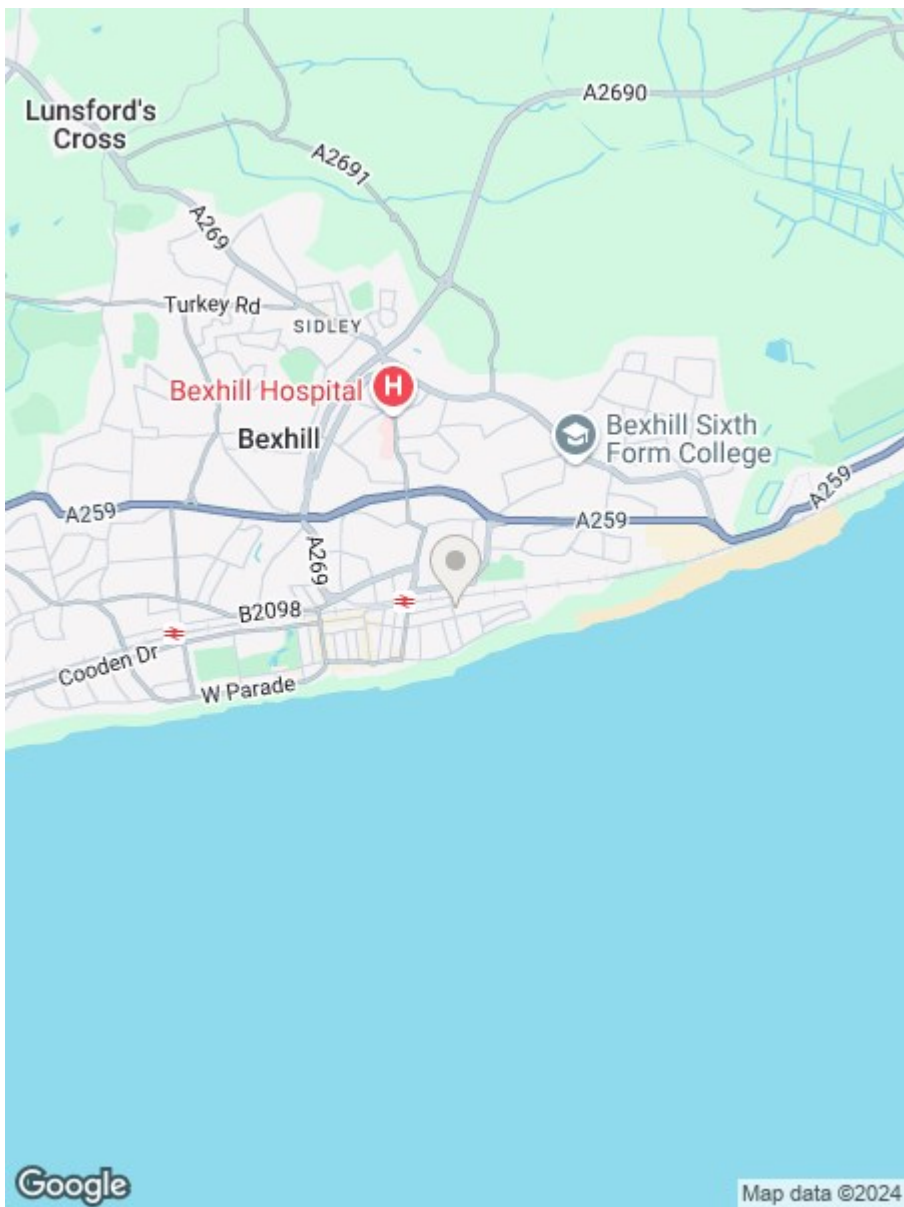
FLOOR 1



FLOOR 2



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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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