

**RUSH
WITT &
WILSON**



6 High Street, Bexhill-On-Sea, East Sussex TN40 2HA
£550,000

A truly special five bedroom grade II listed house, set across three floors, situated in the beautiful Old Town, Bexhill, built circa early 1800's, filled with character and charm throughout, the property comprises, living room, study, separate dining room, fitted kitchen, utility room, downstairs toilet, five double bedrooms and two bathrooms. Other internal benefits include ample storage space and gas central heating system. Externally, the property boasts a private, low maintenance rear garden, with patio areas suitable for 'Alfresco dining' and mature shrubbery, fantastic secure outbuilding, offering scope for development, subject to usual planning consents. Viewing comes highly recommended by Rush, Witt & Wilson Sole Agents to appreciate this stunning home.

Brief History of the Old Town, Bexhill-

Until the development of the coastal resort of Bexhill-on-Sea in the late 19th Century, the 'Old Town' was the main settlement. At its heart was the Manor of Bexhill, owned successively by the Church, Robert D'Eu of France, the Church (again) and the Sackville family. The settlement and the surrounding land also formed the Hundred of Bexhill and has a long and rich history, dating back to Saxon times.

When King Offa of Mercia conquered the South Saxons he granted eight hides of land (nearly 500 acres) at Bixlea to Oswald, Bishop of Selsey, to build and endow a church. This church would be the foundation of the parish of St Peters. Although the church would be extensively remodelled over time, some early stonework from this time survive buried in the current walls. The charter which was signed on August 15th 772 AD became the first recorded date in the history of the town, and would pave the way for the Hundred of Bexlei (a division of the shire used military and judicial purposes). After Oswald's death, Bixlea reverted to ownership of the See of Selsey, and remained so until the Norman Conquest in 1066.





Entrance Hallway

Obscured glass panelled entrance door, single radiator, wood flooring, door leading to the cellar, stairs leading to the first floor.

Cellar

With light, potential storage space.

Living Room

16'2" x 11'1" (4.95 x 3.38)
Window to the front elevation, feature fireplace.

Office

10'4" x 9'6" (3.16 x 2.92)
Window to the front elevation, radiator, wood flooring, arch that is currently partitioned but can be re opened to the living room.

Downstairs Cloakroom

WC with low level flush, floating wash hand basin with mixer tap, tiled walls, wood flooring.

Dining Room

13'11" x 12'7" (4.25 x 3.85)
Windows to the rear elevation, glass panelled door giving access onto the rear garden, double radiator, half height wood panelling, feature fireplace, wood flooring .

Kitchen

12'4" x 9'1" (3.78 x 2.78)
Fitted kitchen with a range of base units, laminate straight edge worktop surfaces, sink with drainer and mixer tap, integrated electric double oven with four ring gas hob, space for under counter fridge and freezer, windows to the rear elevation, tiled flooring, glass panelled door giving access onto the rear garden, double radiator.

Utility Room

Base level units, sink with drainer and mixer tap, tiled flooring, window to the rear elevation.

First Floor Landing

Obscured glass panelled window to the side elevation, double radiator, stairs leading to the second floor.

Bedroom One

16'4" 11'1" (5.00 3.39)
Sash windows to the front elevation, double radiator.

En-Suite

Suite comprising wc with low level flush, wash hand basin with mixer tap, walk in shower cubicle with chrome wall mounted shower controls, chrome shower attachment and chrome showerhead, chrome heated towel rail, tiled floor and walls, recessed ceiling spotlights.

Bedroom Two

12'4" x 10'11" (3.78 x 3.34)
Dual aspect with sash windows to the front and rear elevations, radiator.

Bedroom Four

10'3" x 9'6" (3.13 x 2.92)
Sash windows to the front elevation, radiator.

Second Floor Landing

Sash window to the side elevation.

Bedroom Three

13'7" x 11'2" (4.16 x 3.42)
Window to the front elevation with distant sea views, radiator.

Bedroom Five

10'3" x 8'7" (3.14 x 2.63)
Sash window to the front elevation with distant sea views, radiator.

Family Bathroom

Suite comprising panelled bath with chrome controls, additional chrome wall mounted shower attachment, chrome controls and chrome showerhead, pedestal mounted wash hand basin with mixer tap, chrome heated towel rail, sash window to the rear elevation, airing cupboard housing the hot water cylinder.

Outside

Rear Garden

Low maintenance rear garden, various patio areas suitable for alfresco dining, landscaped with various mature shrubs and plants of various kinds, bark and shingled paths, enclosed to all sides with a combination of fencing and flint wall.

Divided Outbuilding

As follows Workshop/ Studio

Workshop/ Studio Part 1

25'6" x 7'3" (7.79 x 2.21)
Work benches, sink, windows to the side elevation, tiled flooring, double doors to the front elevation.

Workshop/ Studio Part 2

19'8" x 12'11" (6.00 x 3.96)
Double doors to the garden, window overlooking garden.

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.





Highlights

- Character Grade II Listed House
- 5 Bedrooms, 2 Bathrooms
- Three Reception Rooms
- Stunning Old Town Location
- Full Of Character & Charm
- Set Across Three Floors
- Large Outbuilding With Power, Water & Light



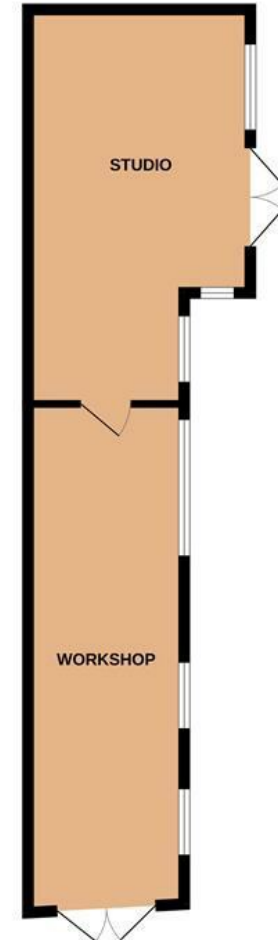
GROUND FLOOR
693 sq.ft. (64.4 sq.m.) approx.



1ST FLOOR
598 sq.ft. (55.6 sq.m.) approx.



OUTBUILDINGS
481 sq.ft. (44.7 sq.m.) approx.



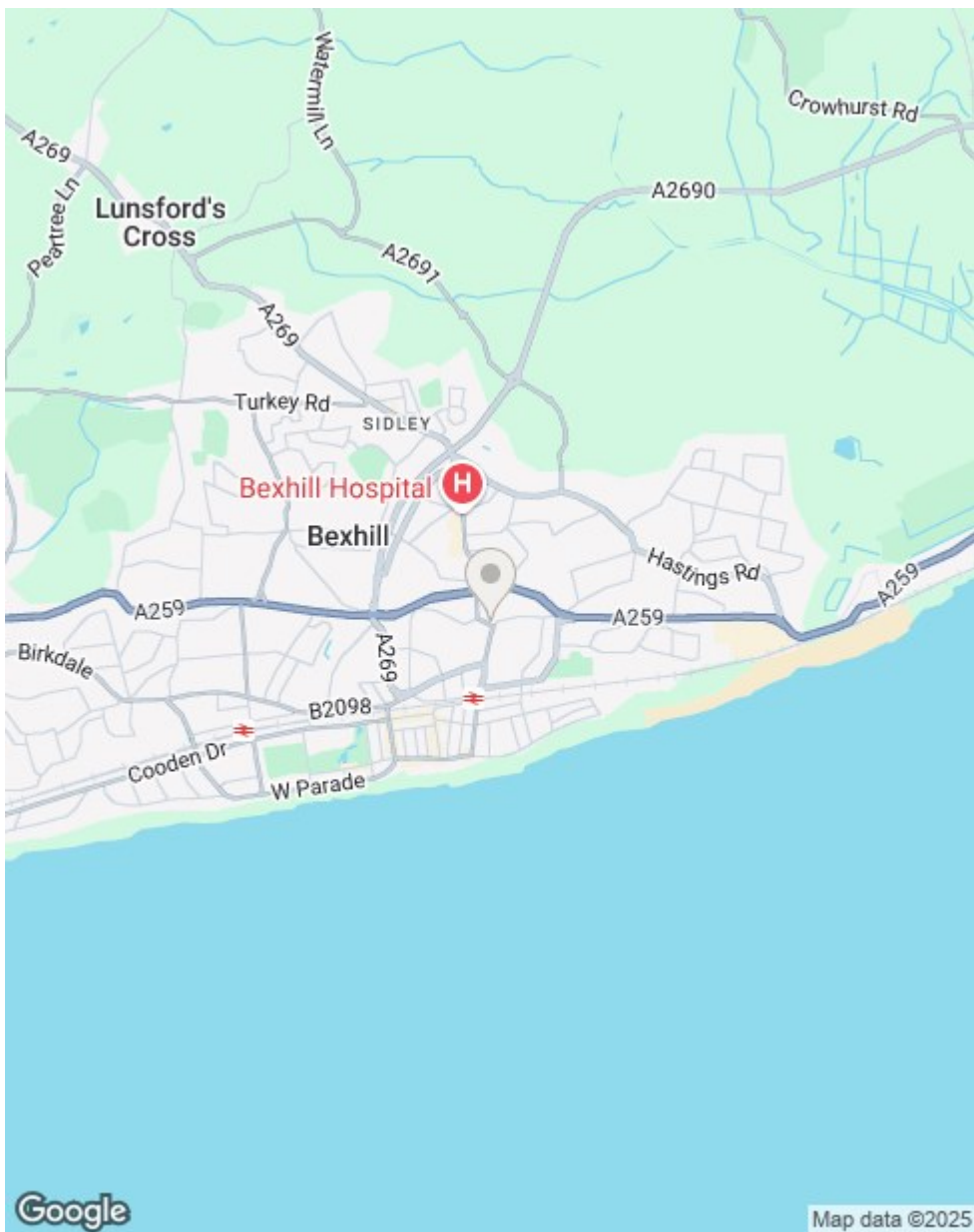
2ND FLOOR
270 sq.ft. (25.3 sq.m.) approx.



TOTAL FLOOR AREA : 1962 sq.ft. (182.3 sq.m.) approx.

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

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

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