

**RUSH  
WITT &  
WILSON**



**21A Endwell Road, Bexhill-On-Sea, East Sussex TN40 1EA**  
**Guide Price £349,950**



**A very special maisonette apartment, retaining beautiful characters features throughout, the property comprises, stunning entrance hall, large living room, separate dining room, modern kitchen / breakfast room, three double bedrooms and separate office, two bathrooms and ample storage space. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout.**

**Built in 1886, formally known as 'Clock House' comes situated in the heart of Bexhill Town Centre, and within walking distance to both Bexhill Seafront and Bexhill mainline Train Station, which offers direct links to London Victoria, Ashford International and Brighton.**

**Viewing comes highly recommended by Rush, Witt & Wilson Sole Agents to appreciate this beautiful home.**









**Large Entrance Hallway**

With large wooden entrance door and window to the front elevation, additional window and door to the side, beautiful tiled flooring, radiator, stairs leading to the first floor.

**First Floor Landing**

Additional steps to the living accommodation areas, access to loft space via loft hatch, large storage cupboards.

Stairs leading to second floor with a window to the side elevation with window seating, radiator, access to loft space via a loft hatch.

**Living Room**

18'0" x 17'8" (5.51m x 5.4m )  
Double glazed sash windows to the front elevation, double radiator, beautiful featured fireplace with multi-fuel wood burning stove, fitted book shelving to the alcoves.

**Dining Room/Reception Room**

15'3" x 12'7" (4.66m x 3.86m )  
With double glazed window to the rear elevation, double radiator, feature fireplace.

**Kitchen/Breakfast Room**

14'10" x 11'6" (4.53m x 3.51m )  
Dual aspect with double glazed windows to the front and side elevation, double radiator. Modern fitted kitchen with a matching wall and base level units, straight edge worktop surfaces, sink with mixer tap, integrated double oven, four ring electric hob and extractor canopy above, integrated dishwasher, space for free standing fridge and freezer, additional fitted shelving, tiled flooring.

**Utility Room**

With window to the side elevation, space and plumbing for washing machine and tumble dryer and space for additional fridge or freezer, fitted shelving, radiator, gas central heating boiler and electrical consumer unit.

**Separate WC**

With suite comprising w.c. with low level flush, wash hand basin and mixer tap, radiator, obscure glass window to the side elevation.

**Bedroom Four/Office**

11'2" x 9'10" (3.41m x 3m )  
Double glazed bay windows to the rear elevation and radiator.

**Bedroom One**

15'6" x 13'0" (4.74m x 3.98m )  
Double glazed windows to the rear elevation, radiator, fitted wardrobes cupboards with hanging space, shelving and additional drawers.

**Shower Room**

With modern suite comprising w.c. with low level flush, wash hand basin with hot and cold tap, walk-in shower cubicle with chrome wall mounted shower controls, chrome shower attachment and chrome shower head, chrome heated towel rail, tiled walls, tiled flooring, velux window to the front.

**Bedroom Two**

15'10" x 13'7" (4.85m x 4.15m )  
Double glazed sash windows to the front elevation, double radiator.

**Family Bathroom**

Modern suite comprising w.c. with low level flush, pedestal mounted wash hand basin and mixer tap, tiled panelled bath with chrome controls and additional chrome wall mounted shower attachment and shower head, chrome heated towel rail, obscured double glazed windows to the side elevation.

**Bedroom Three**

15'1" x 9'5" (4.62m x 2.88m )  
Double glazed windows to the side elevation, radiator.

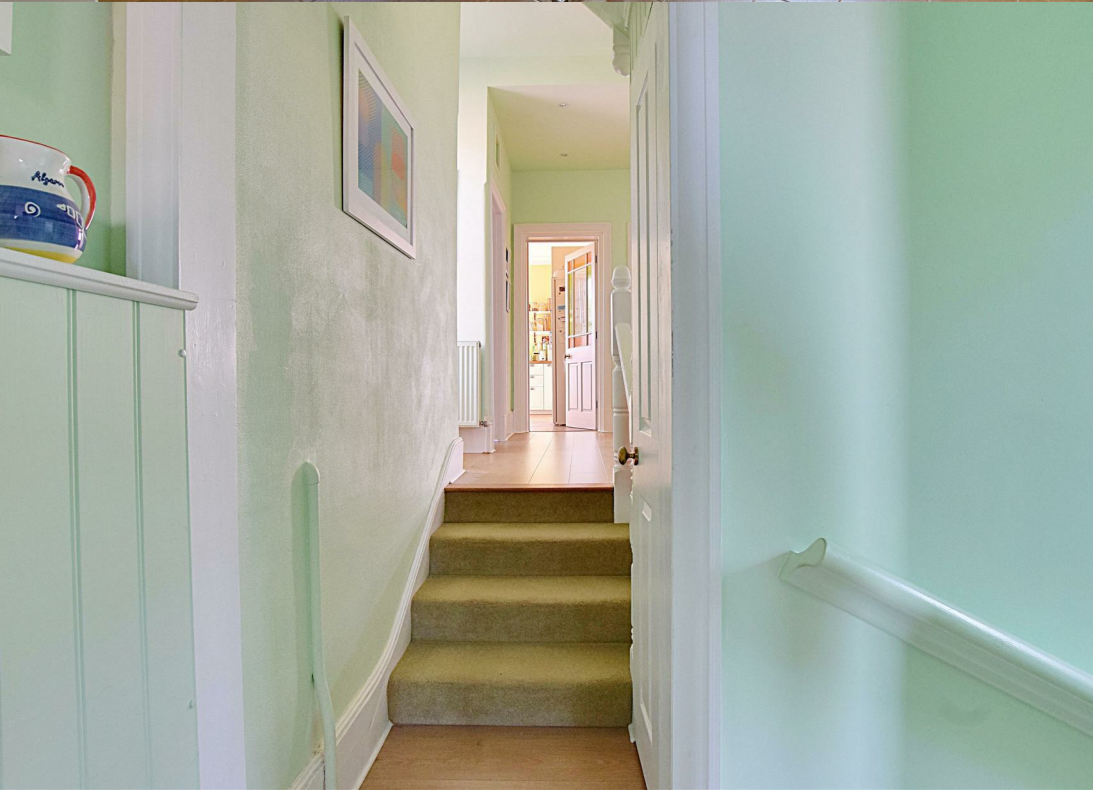
**Agents Note**

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



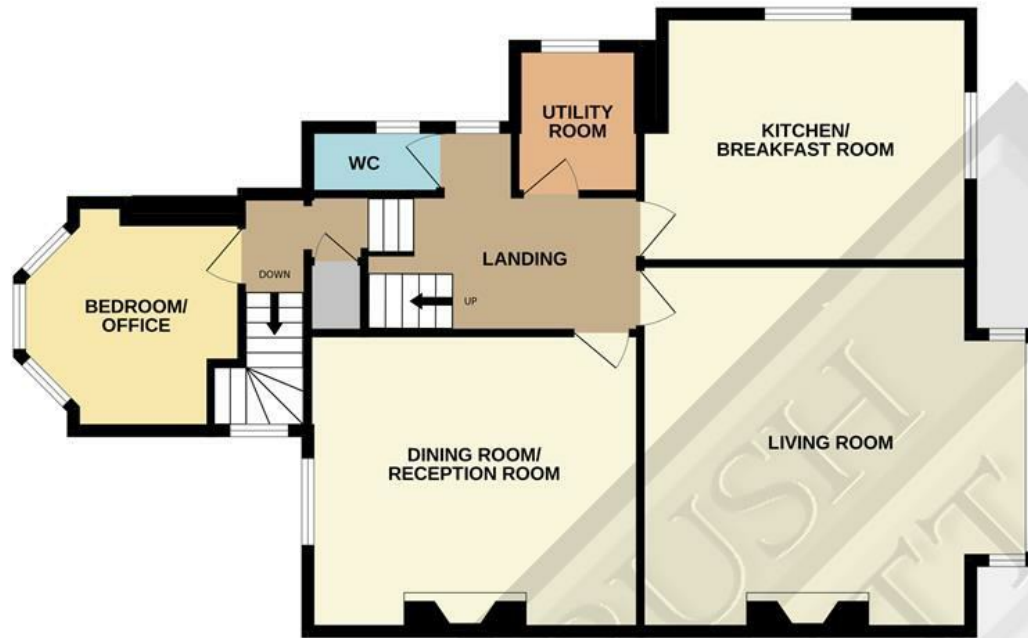








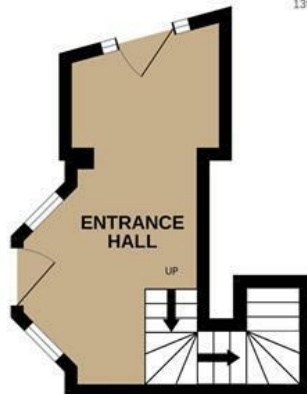
1ST FLOOR  
928 sq.ft. (86.2 sq.m.) approx.



2ND FLOOR  
781 sq.ft. (72.6 sq.m.) approx.



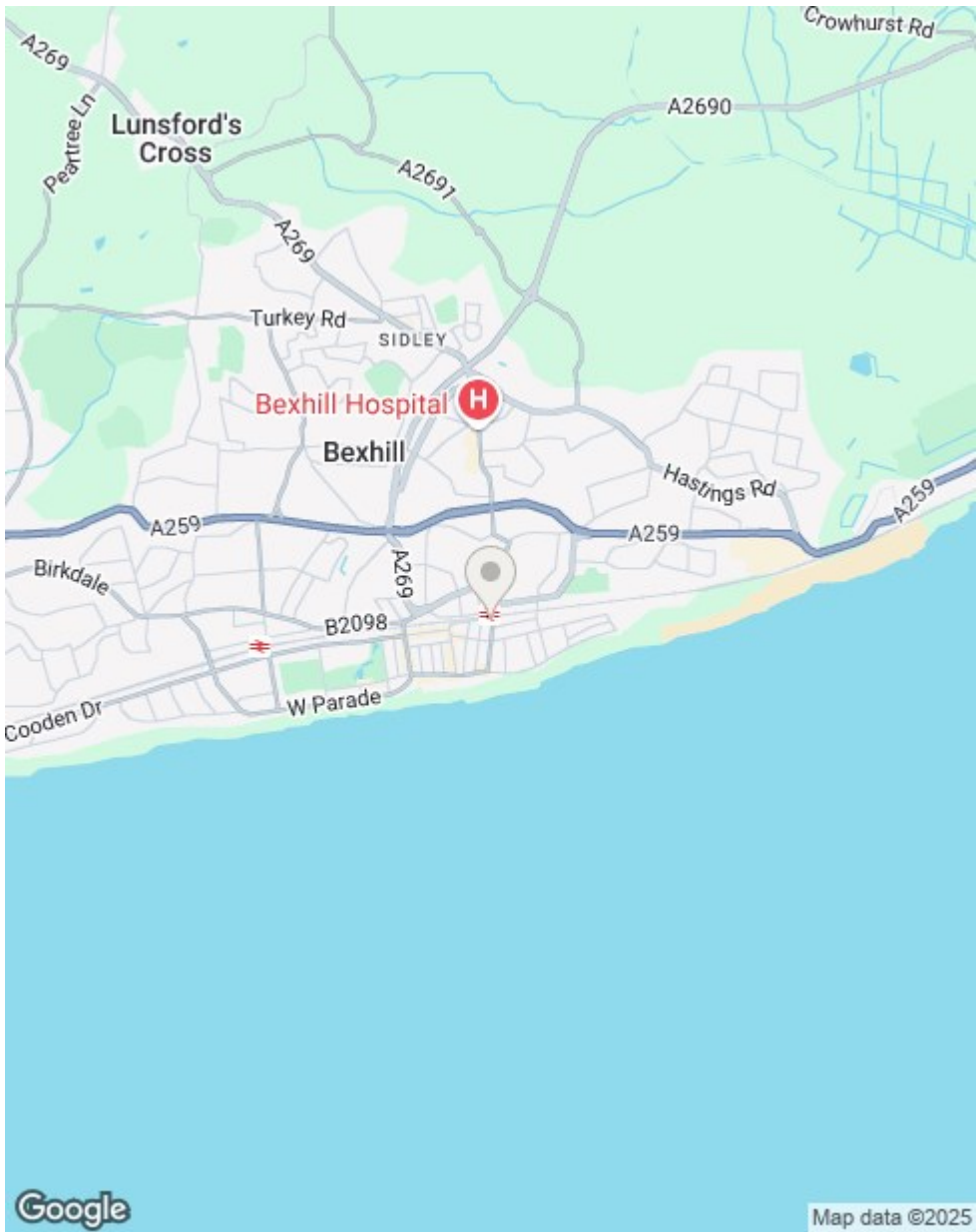
GROUND FLOOR  
139 sq.ft. (12.9 sq.m.) approx.



TOTAL FLOOR AREA : 1849 sq.ft. (171.7 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

57

74

### Environmental Impact (CO<sub>2</sub>) Rating

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

**Residential Estate Agents**  
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