

**RUSH
WITT &
WILSON**



3 Whydown Place Whydown Road, Bexhill-On-Sea, East Sussex TN39 4RA
Guide Price £299,995 Share of Freehold

A rarely available, larger than usual one bedroom ground floor apartment which forms part of a converted 'Arts and Crafts' country house, comprising seven self contained flats, built in 1912 set in approx. four acres of stunning mature communal gardens backing onto the Highwoods Nature Reserve, long gravelled private drive approach, peaceful rural location but still only five minutes drive to Bexhill town centre with its amenities, seafront and mainline railway with direct links to London Victoria, Gatwick Airport, Brighton and Ashford International, also only a five minute drive to Cooden Beach and the Cooden Beach Hotel.

The property comprises, stunning dual aspect living room, open plan kitchen/breakfast room, large bedroom, modern bathroom suite and additional shower room, ample storage space, beautiful 'herringbone' style flooring throughout, double glazed windows and doors, modern electric heating system and stunning period features. Externally, in addition to the communal gardens to enjoy, the property boasts use of its own private garden, with various patio areas suitable for 'Alfresco' dining, wildlife pond and well maintained lawn area. The property also has a private garage, situated en-bloc. Viewing comes highly recommended by Rush, Witt & Wilson Sole Agents.





Communal Entrance Hall

Leading to private entrance hallway

Private Entrance Hallway

Entry phone system, double glazed window to the side elevation, herringbone style flooring, electric radiator, doors off to the following:

Living Room

20'10 x 15'11 (6.35m x 4.85m)

Dual aspect with double glazed bay window to the rear elevation and additional double glazed window to side, two electric radiators, beautiful feature oak wood panelling, herringbone flooring, feature fireplace with log burning stove.

Kitchen/Breakfast Room

16'9 x 14'1 (5.11m x 4.29m)

Dual aspect with double glazed windows to side elevations with additional beautiful featured arch double glazed panelled windows to side and rear elevation, door leading onto patio and garden, modern fitted kitchen with a matching wall and base level units, laminate straight edge worktop surfaces, one and a half bowl sink with side drainer and mixer tap, integral electric oven, integral microwave, four ring electric hob and extractor canopy above, integral fridge/freezer, hanging ceiling lights, herringbone flooring, electric radiator.

Bedroom

13'6 x 11'1 (4.11m x 3.38m)

Two sets of double glazed windows to the rear elevation, electric radiator, built in wardrobe cupboards with additional fitted alcove shelving.

Bathroom

A modern suite comprising low level wc, Villeroy Boch pedestal wash hand basin with mixer tap, chrome heated towel rail, panel enclosed bath with chrome taps, additional chrome wall mounted shower controls, chrome shower head, chrome hand shower attachment, tiled walls, tiled flooring, obscure double glazed window to the side elevation.

Wet Room

A modern suite comprising low level wc, vanity unit with wash hand basin and mixer tap, chrome heated towel rail, walk in shower with chrome wall mounted shower controls, chrome shower head, tiled flooring.

Utility Cupboard

Located in the communal hall, with lock.

Outside

Private Garden

South facing patio area suitable for alfresco dining, beautifully established and maintained by the current vendors with various plants, shrubs and trees, wildlife pond with stunning views across the rest of the grounds.

Communal Gardens

Approximately four acres of stunning picturesque gardens to enjoy.

Garage En-Bloc & Off Road Parking

With off gravelled off road parking to the front of the building.

Tenure

Lease & Maintenance

The property has a share of Freehold with a long lease remaining, we have been advised that the annual service charge is £1920, this covers general maintenance and buildings insurance.

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 Band – C

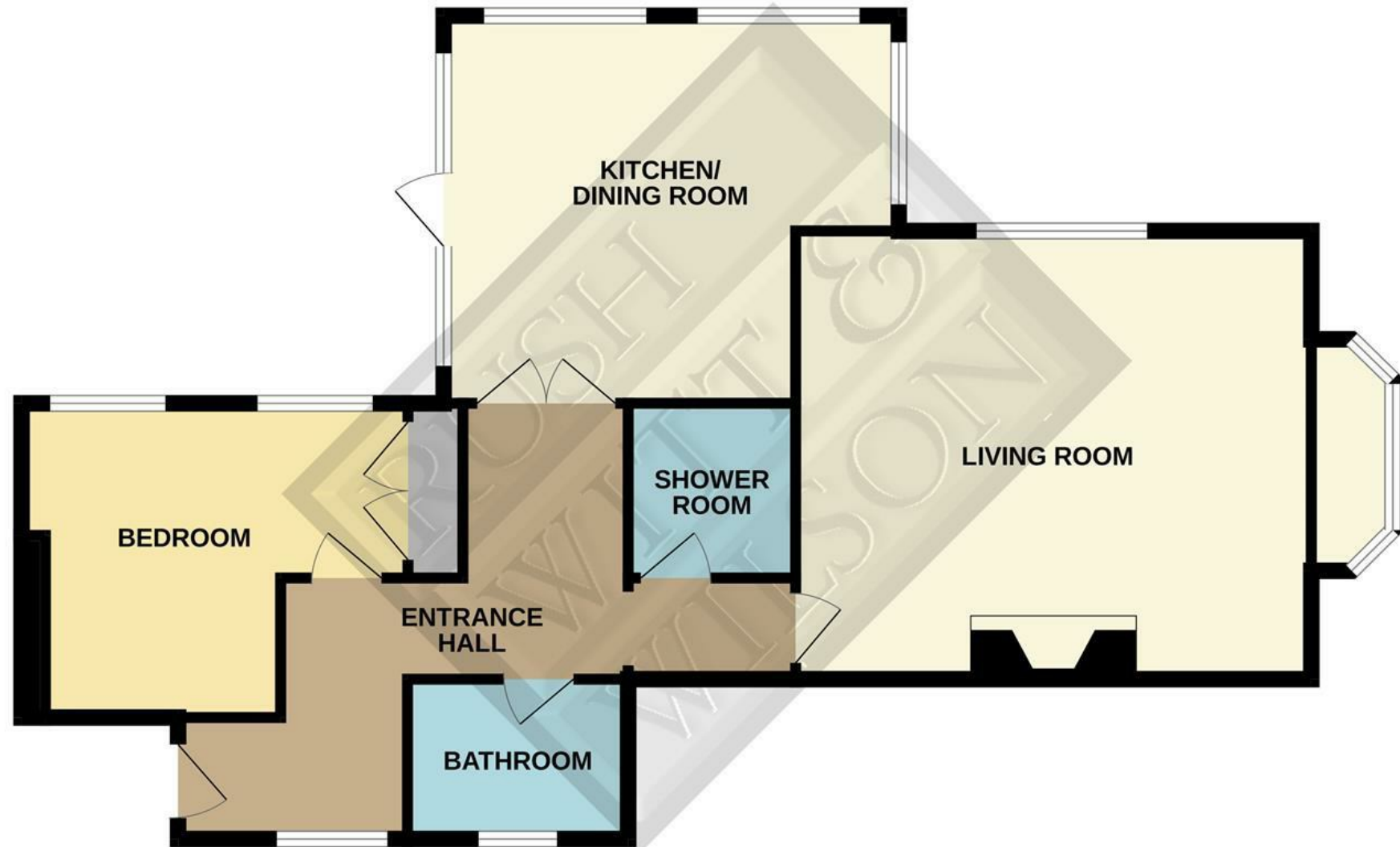
A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.



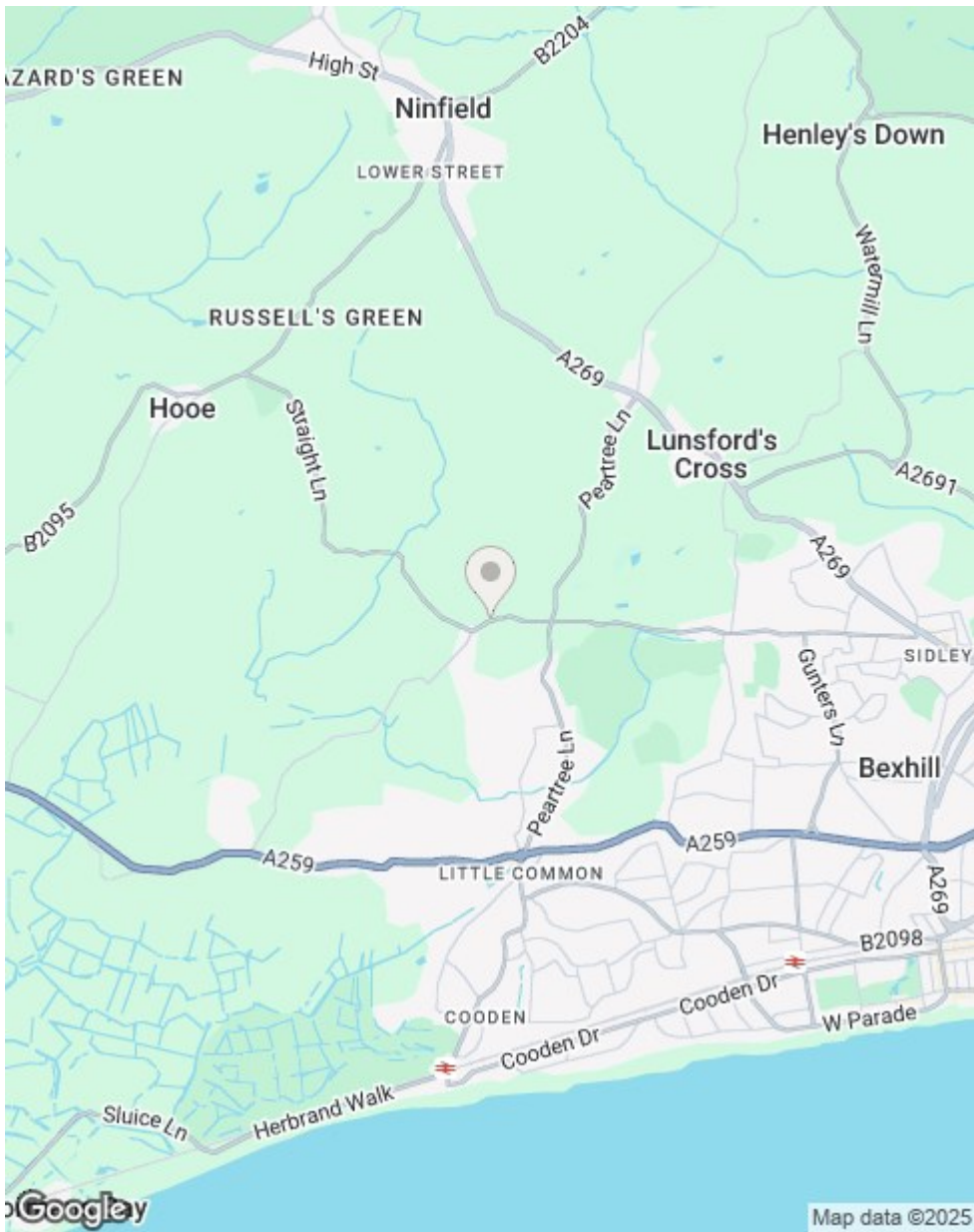


GROUND FLOOR
874 sq.ft. (81.2 sq.m.) approx.



TOTAL FLOOR AREA : 874 sq.ft. (81.2 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

73

42

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		
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Not environmentally friendly - higher CO ₂ emissions		
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