

**RUSH
WITT &
WILSON**



28 Albany Road, Bexhill-On-Sea, East Sussex TN40 1BZ
£650,000 Freehold

An impressive six bedroom detached Victorian house built- circa 1890, situated just off beautiful Bexhill seafront and town centre with mainline railway station to London, painstakingly renovated and restored to seamlessly blend period character with modern living conveniences. Comprising living room, dining room, downstairs cloakroom, cellar, stunning kitchen/breakfast room with granite worktops, arranged over three floors, beautiful luxurious bathroom suites to the first and second floor bedrooms, gas central heating system, double glazed windows and doors, A bright and spacious home, perfect for entertaining and family gatherings, private front and west facing rear garden, viewings come highly recommended by RWW sole agents.



Entrance Hallway

Spacious and bright with many original features and character, two double radiators, two windows to the side elevation, composite entrance door, stairs down to cellar.

Living Room

20'9 x 15'5 (6.32m x 4.70m)
Windows overlook the front and side elevations in turreted window bay, beautiful original fireplace with electric coal effect fire, double radiator.

Dining Room

14'11 x 11'0 (4.55m x 3.35m)
Window and door to the westerly facing rear garden, double radiator.

Inner Hallway

With cloaks cupboard.

Cloakroom

WC with low level flush, obscured glass window to the side elevation.

Kitchen/Breakfast Room

18'1 x 11'2 (5.51m x 3.40m)
French doors lead out onto the westerly facing rear garden, obscured glass window to the side elevation, vertical radiator, fitted kitchen comprising granite worktops, one and half bowl concealed butler sink with mixer tap, integrated dishwasher, concealed lighting, American style fridge/freezer, Neff double integrated ovens with grill, Neff induction hob with splashback and matching extractor canopy with light, breakfast bar area, integrated washing machine.

First Floor

Landing

Double radiator, obscured glass window to the side elevation.

Bedroom Six

10'5 x 8'9 (3.18m x 2.67m)
Double radiator.

Bathroom

Stunning suite comprising double width walk in shower with aqualisa splashbacks, chrome controls, hand/shower attachment and rain effect showerhead, obscured glass window to the side elevation, heated chrome towel rail, wc with low level flush, floating vanity unit with circular freestanding wash hand basin and mixer tap, additional vanity unit, tiled wood effect flooring.

Half Landing

Obscured glass window to the side elevation, radiator.

Bedroom Two

15'3 x 11'8 (4.65m x 3.56m)
Window to the westerly rear elevation, double radiator, original cast iron fireplace.

Bedroom One/Additional Sitting Room

18'9 x 15'7 (5.72m x 4.75m)
Beautiful turreted window bay overlooking the seafront, further windows to the front elevation, double radiator, electric coal fire with cast iron ornate surround.

Second Floor

Landing

Obscured glass window to the side elevation, radiator.

Bathroom

Full family suite, beautifully presented with roll top bath, ornate hand/shower attachment, walk in double width shower, glass screen, chrome controls and chrome showerhead, ornate wash hand basin with tiled splashback, wc with low level flush, original fireplace, two double radiators, two windows to the rear elevation, wood effect floor tiling.

Half Landing

Double radiator.

Bedroom Five

12'7 x 11'6 (3.84m x 3.51m)
Window to the rear elevation, double radiator, built in wardrobe cupboards.

Bedroom Four

15'10 x 9'2 (4.83m x 2.79m)
Window to the front elevation, double radiator.

Bedroom Three

15'11 x 9'2 (4.85m x 2.79m)
Window to the front elevation, double radiator.

Outside

Front Garden

Beautifully laid with chipped stone areas for low maintenance, retaining walls to the front, Victorian style tiled pathway to the front entrance, side access is available via gate.

Rear Garden

Westerly facing, decked area, lawned area, all enclosed with a combination of walls, fencing and mature shrubbery, outside

water tap, external power points, two plastic garden storage trunks.

Parking

Parking permit available approx. £27.50 PA.

Agents Note

Council Tax Band - E

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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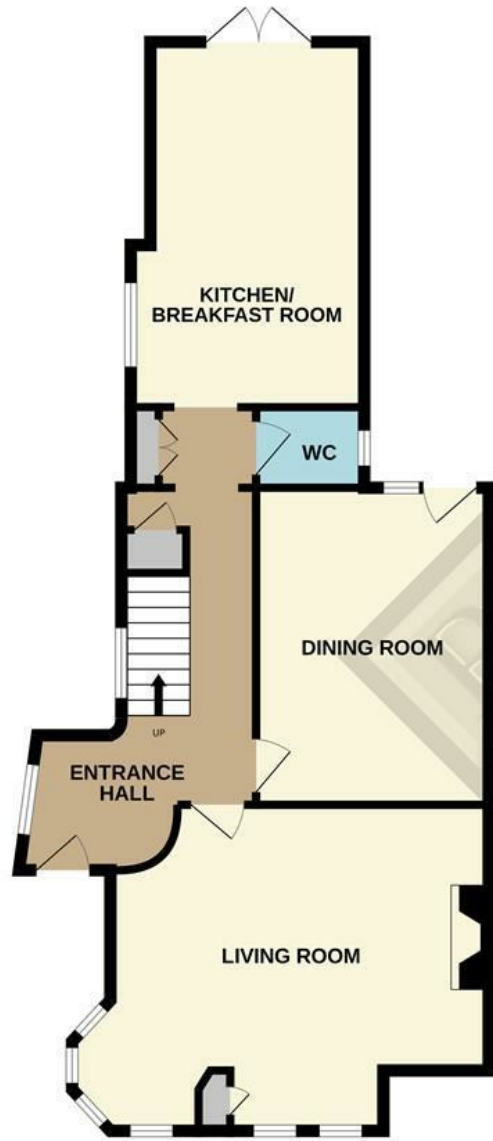
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>



GROUND FLOOR
768 sq.ft. (71.3 sq.m.) approx.



1ST FLOOR
708 sq.ft. (65.8 sq.m.) approx.



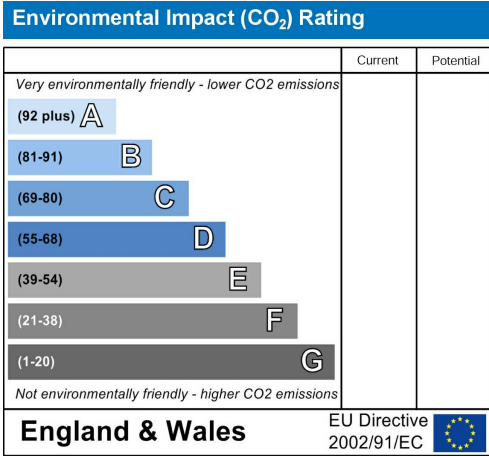
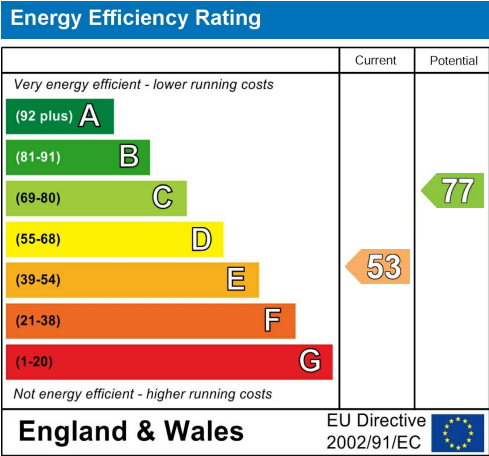
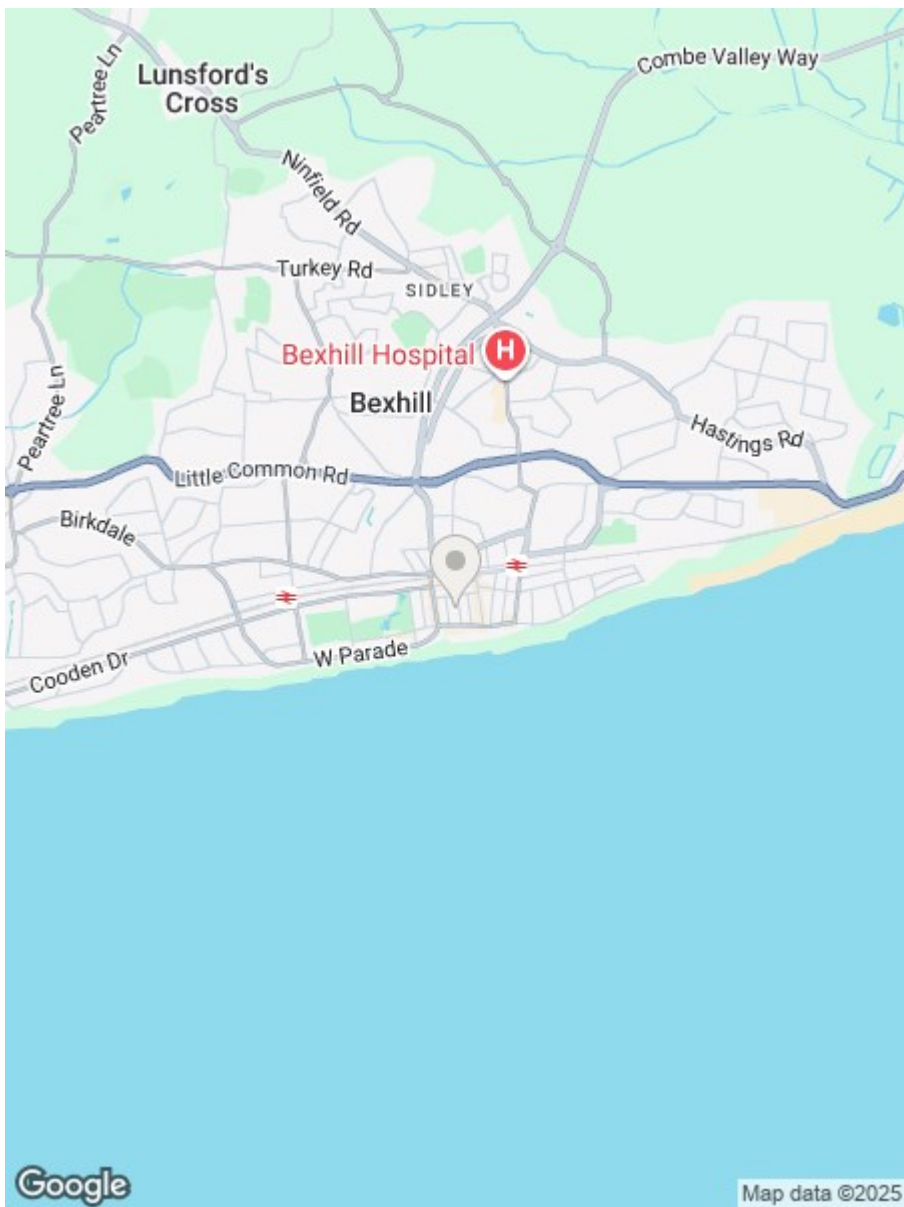
2ND FLOOR
630 sq.ft. (58.6 sq.m.) approx.



TOTAL FLOOR AREA : 2107 sq.ft. (195.7 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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