

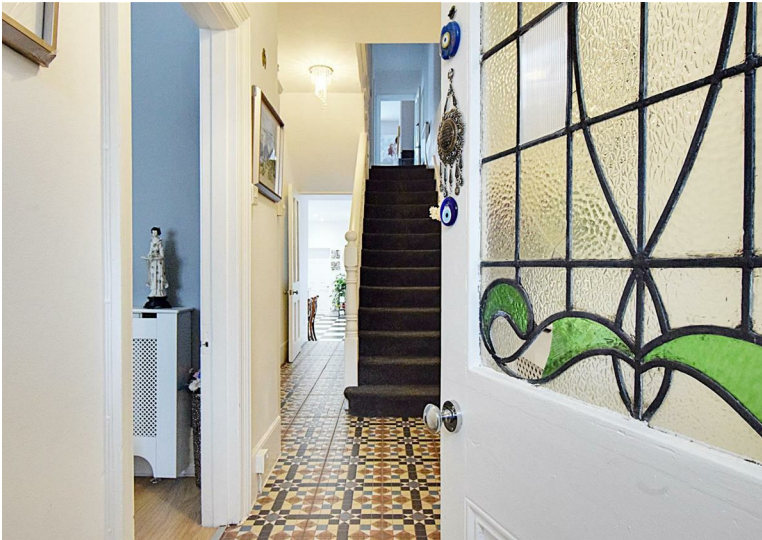
**RUSH  
WITT &  
WILSON**



**41 Wilton Road, Bexhill-On-Sea, East Sussex TN40 1HX**  
**£595,000**



**A rare opportunity to acquire this stunning seven bedroom Victorian townhouse ideally located in the heart of Bexhill Town Centre. Boasting many original features and bursting with character, the property comprises a bay fronted lounge, dining room and stunning newly fitted kitchen/breakfast room all to the ground floor. To the first floor there are three double bedrooms, one with access to a westerly facing balcony with sea views, bathroom and separate w.c. Whilst to the third floor there are a further three double bedrooms, one single bedroom and family bathroom. Other internal benefits include gas central heating to radiators and double glazed windows throughout. Externally the property offers a low maintenance rear garden and small front garden. Conveniently situated within easy access to Bexhill Town Centre, seafront and mainline railway station. Viewing comes highly recommended by Rush Witt & Wilson, Bexhill to appreciate this stunning and spacious character home in this highly convenient location.**



**Entrance Porch**

Front door leading to entrance porch with an internal stained glass door leading through to:

**Hallway**

Radiator, stairs leading to first floor, fitted storage cupboards one housing the electricity meter and the electric consumer unit, stunning tiled flooring.

**Lounge**

17'1 x 12'3 (5.21m x 3.73m)  
Double glazed bay window to front elevation, radiator, stunning feature fireplace.

**Dining Room/Second Reception Room**

14'2 x 10'5 (4.32m x 3.18m )  
Double glazed window to rear elevation, radiator, feature fireplace with corncicing, solid wood floors.

**Kitchen/Breakfast Room**

21'8 x 10'4 (6.60m x 3.15m)  
Double glazed windows to side elevation, door giving access to rear garden, radiator, stunning modern fitted kitchen with a range of matching wall and base level units with modern straight edge worktop surfaces, integrated electric oven, worktop mounted electric induction hob with fitted extractor hood above, stainless steel double sink with drainer and mixer tap, space for American style fridge/freezer, tiled floor, part tiled walls, recessed ceiling spotlights, door leading through to:

**Utility Room**

10'8 x 7' (3.25m x 2.13m)  
Double glazed windows to the side and rear elevations, radiator, wall mounted gas central heating boiler, fitted straight edge worktop with plumbing space for washing machine and additional space for additional free standing fridge freezer or storage space, tiled floor.

**First Floor Split Level Landing**

Radiator.

**First Floor Large Bedroom**

17'3 x 16'9 to bay window (5.26m x 5.11m to bay window )  
Double glazed bay window and double glazed door to the front elevation giving access to the west facing balcony and offering views to the sea, radiator, stunning feature fireplace with multi-fuel burning stove, coved ceilings, ceiling rose.

**Bedroom Two**

14'3 x 10'7 (4.34m x 3.23m)  
Double glazed window to rear elevation, one radiator, ornamental feature fireplace, fitted wardrobe with hanging space and shelving, coved ceilings.

**Bedroom Three**

11'4 x 10'6 (3.45m x 3.20m)  
Double glazed window to rear elevation, radiator, ornamental feature fireplace.

**First Floor Shower Room**

With modern suite comprising w.c low level flush, wash hand basin, large walk in shower cubicle with shower controls, window to side elevation.

**Separate WC**

Obscured double glazed window to side elevation, low level w.c.,

**Second Floor Split Level Landing**

Two radiators, two different accesses to two loft space storage areas.

**Bedroom Four**

14'5 x 10'7 (4.39m x 3.23m )  
Double glazed window to rear elevation, radiator, ornamental feature fireplace, fitted wardrobe with hanging space and shelving.

**Bedroom Five**

14'1 x 10'10 (4.29m x 3.30m )  
Double glazed window to front elevation, radiator, ornamental feature fireplace.

**Bedroom Six**

13'1 x 10'6 (3.99m x 3.20m )  
Double glazed window to rear elevation, radiator, ornamental feature fireplace, fitted wardrobe with hanging space and shelving, painted original floorboards.

**Bedroom Seven**

10'6 x 5'11 (3.20m x 1.80m)  
Double glazed window to front elevation, radiator.

**Second Floor Bathroom**

7'10 x 6'11 (2.39m x 2.11m)  
Obscured double glazed window to side elevation, radiator. White suite comprising low level w.c., pedestal mounted wash hand basin, panel enclosed bath with mixer tap and shower attachment, fully mosaic tiled walls, recessed ceiling spotlights.

**Outside**

**Rear Garden**

Paved garden with timber garden shed, rear gated access to the rear alleyway providing rear access to the garden.

**Front of Property**

Stunning frontage with beautiful tiled area and area of small front garden.

**Agents Note**

Council Tax Band -

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.

**Important Notice:**

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

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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  
APPROX. FLOOR  
AREA 785 SQ.FT.  
(72.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 717 SQ.FT.  
(66.6 SQ.M.)

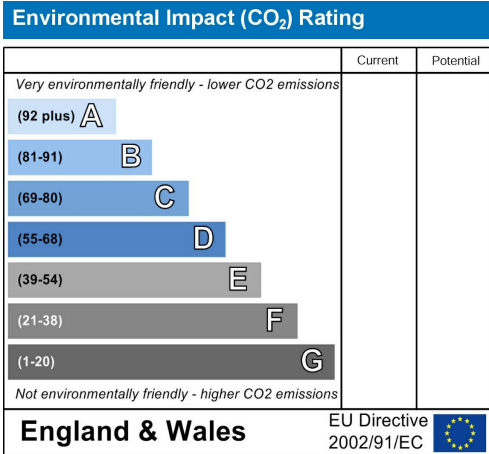
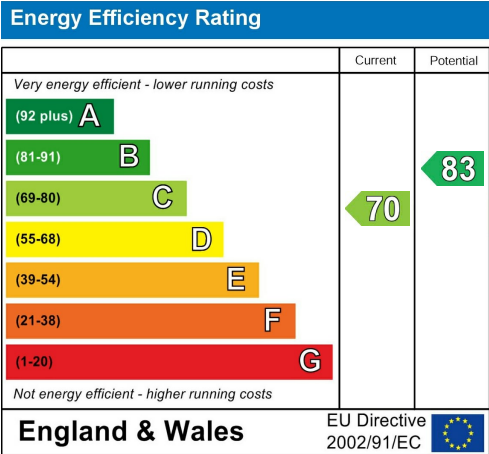
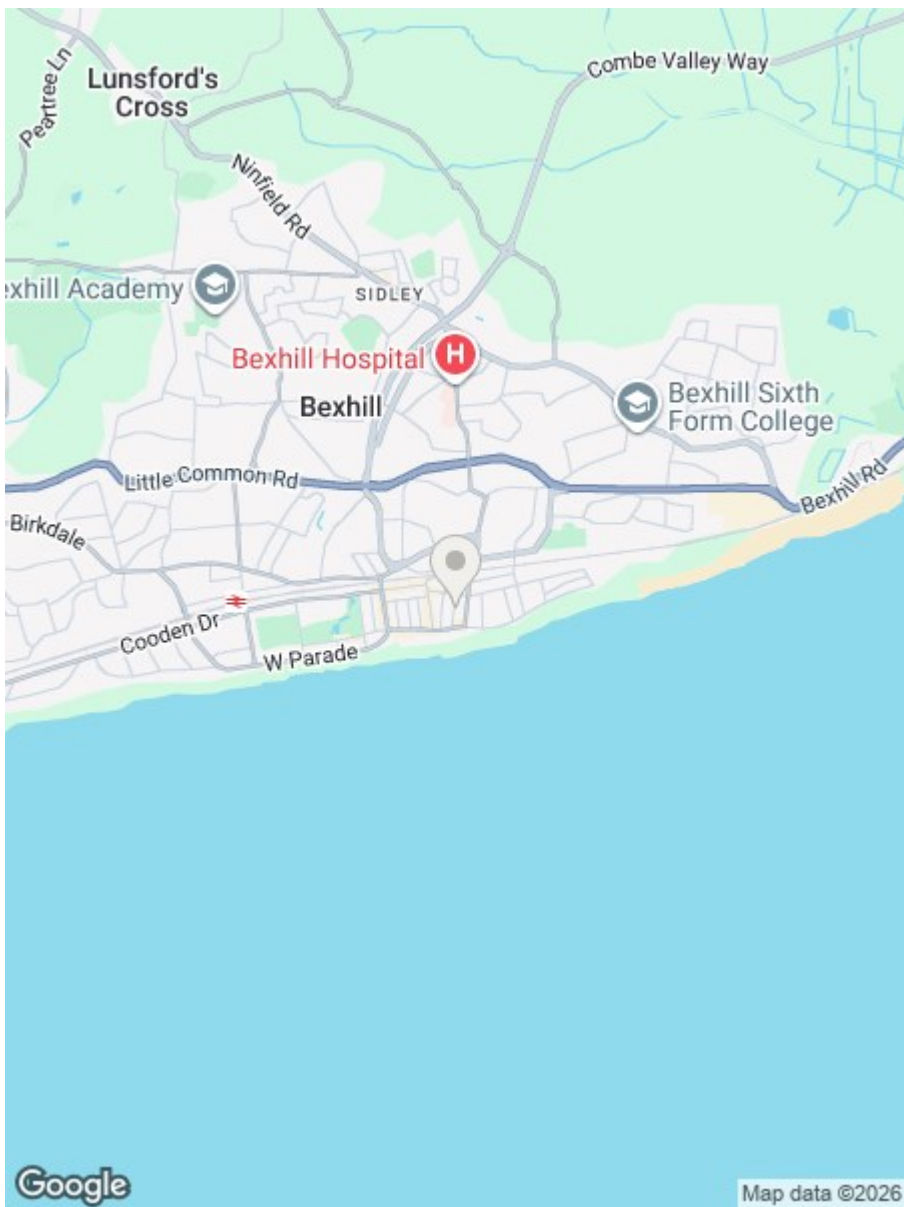


2ND FLOOR  
APPROX. FLOOR  
AREA 700 SQ.FT.  
(65.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 2202 SQ.FT. (204.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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