



Boswell House, 22 High Street, Bexhill-On-Sea, TN40 2HA

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Guide Price £1,100,000

Truly a home to aspire to, this Grade II Listed town house occupies a commanding position on the High Street, within the thriving heart of the Old Town. All within immediate walking distance of local amenities, including schooling, railway station and the beach.

The capacious accommodation is of considerable charm, both welcoming and homely, offering considerable scope for as many as eight bedrooms. This fine property's adaptability, found over four floors is detailed as follows: Reception Hall: Drawing Room: Dining Room: Sitting/Day Room (potentially a ground floor bedroom suite): Kitchen/Breakfast Room: Pantry/Utility: Coats/Boot Room: Cloakroom with Shower: Dual Cellars: Principal Bedroom (second floor) with suite of Dressing Room and Bathroom: Further Bedrooms are served by a Bathroom, Shower Room and a Cloakroom. Dual loft Rooms are comfortably accessed and provide ideal space for recreational pursuits as a media/music or games room.

Secure off road parking for three vehicles: Garden Store: Coach House with lapsed consent to convert to residential accommodation: Private walled garden with secluded courtyard.

Location:
Boswell House forms part of the most picturesque 'Old Town' suburb of Bexhill-On-Sea, home to many fine examples of Georgian architecture and many of town's

fascinating attractions. Excellent road and rail links are immediately to hand, which include Bexhill station 0.3 mile, Ashford International 55 minutes, London St. Pancras International 1 hour 39 mins, London Victoria 1 hour 58 minutes, A27 (Pevensey Bypass) 7.6 miles, Eastbourne 12.9 miles, Rye 18.1 miles, Lewes 24.5 miles, London Gatwick Airport 49.5 miles

St Peter's Parish Church (grade listed at the time of Boswell House, 11 May 1949), originates from Saxon times and the ruins of the Manor House in Manor Gardens are a beautiful reminder of the area's 13th Century origins. Wander around the Old Town's winding streets and take in its charm with timber-framed buildings and beautiful gardens, whilst meandering to the acclaimed Beach Front.

Outside & Garden:
Boswell House is accessed via its own driveway (Boswell Mews) leading to a multi-paved courtyard area. Providing comfortable parking for three vehicles along with pedestrian access to the garden and detached Coach House. Affording considerable privacy, the walled garden is an oasis of calm and tranquillity for such a central location, well tended and maintained. It features an expanse of level lawn bordered by well-stocked flower borders, shrubs and established mature trees, with various seating areas for those who like to chase the sun. Accessed off the courtyard is a valuable garden store/potting shed ideal for the horticulturalist. The extensive block-paved terrace/courtyard, is ideal for socialising and al fresco entertaining.

Services: All mains services are connected: Local Authority: Rother District Council: Tax band F

For further information, please email colin.sharp@rowlandgorringe.co.uk









Entrance Hall

Kitchen/Breakfast Room
24" x 9'11" (7.32m x 3.02m)

Utility Room

Sitting Room
14'8" x 12'9" (4.47m x 3.89m)

Dining Room
15'6" x 9'8" (4.72m x 2.95m)

Reception Hall
14'8" x 11'9" (4.47m x 3.58m)

Family/Sitting Room
25'4" x 12'10" (7.72m x 3.91m)

Shower Room

First Floor Landing

Bedroom
15'10" x 10'2" (4.83m x 3.10m)

Bedroom/Study
15'5" x 13" (4.70m x 3.96m)

Bedroom
15'10" x 10'1" (4.83m x 3.07m)

Bedroom
15'9" x 11'10" (4.80m x 3.61m)

Bathroom

Separate WC

Shower Room

Second Floor Landing

Bedroom
16'1" x 12" (4.90m x 3.66m)

Dressing Room

En-Suite

Bedroom
16" x 12'8" (4.88m x 3.86m)

Loft Room
28'10" x 10'1" (8.79m x 3.07m)

Loft Room/Store
13" x 10'1" (3.96m x 3.07m)

Cellar One
12'10" x 11'2" (3.91m x 3.40m)

Cellar Two
13'6" x 11'10" (4.11m x 3.61m)

Barn/Garage
16'10" x 13'7" (5.13m x 4.14m)

Garden Store
11'9" x 9'9" (3.58m x 2.97m)





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Approximate Gross Internal Area = 309.4 sq m / 3330 sq ft

Loft Room = 40.3 sq m / 434 sq ft

Cellar 1 / 2 = 41.9 sq m / 451 sq ft

Outbuildings = 36.2 sq m / 390 sq ft

Total = 427.8 sq m / 4605 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.

Imageplansurveys @ 2024

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Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.

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