

RUSH
WITT &
WILSON



5 Millfield, 82 Belle Hill, Bexhill-On-Sea, East Sussex TN40 2AR
£235,000 Share of Freehold

A very special apartment! This formidable mansion house was built between 1793 and 1808 by Josiah Routledge, formed from agricultural land named after the windmill that stood to the east – Mill Field, and Squire Field to the south. In 1952 the building was converted into seven flats and it remains as apartments to this day. We are delighted to be marketing this beautifully presented two bedroom top floor apartment situated in the picturesque Old Town of Bexhill on Sea, offering bright and spacious accommodation throughout. The property comprises of a large living room with stunning views across towards the sea, two double bedrooms, modern fitted kitchen and modern fitted shower room. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout. Externally the property boasts stunning sun balcony and parking space is available. Viewing comes highly recommended by Rush Witt & Wilson, sole agents, Bexhill.



The Full History of Millfield, Bexhill

The formidable mansion house was built between 1793 and 1808 by Josiah Routledge after he purchased the copyhold from Isaac Lansdell. Formed from agricultural land named after the windmill that stood to the east – Mill Field, and Squire Field to the south, the large mansion house would become one of the principal estates well into the 19th century. As well as the land at Mill Field, Josiah Routledge also bought Rosiers and several other properties in the area from Isaac Lansdell, making him one of the most prominent figures in the town at the end of the 18th Century. Originally called The Firs, the three storey building had much more elaborate elevation facing the south that overlooked the marshland and the channel. A much plainer elevation faced the road to the north, and it is this view of the building that most people see today. Josiah went on to invest heavily in a speculative project to find coal under Bexhill. The project was led by the railway pioneer William James, and backed by Arabella, Duchess of Dorset and her second husband Lord Whitworth. Routledge sold Rosiers to Richard Day in 1811 to help fund further exploration, but by 1815 the whole venture had collapsed without success, and at a total cost of £80,000 (the equivalent of £55million today). William James, The Duchess of Dorset and Lord Whitworth had large enough fortunes to survive the collapse, but it was disastrous for Josiah. Unable to pay back his creditors, he was forced to sell off his remaining assets and eventually fled the country. The Firs was sold to William Thorpe in 1821, and sold again 2 years later to Margaret Furrance for £1200. The property would stay in Margaret Furrance's family for the next 100 years, a family that perfectly encapsulates the emergence of the merchant class within the town. After Margaret's death in 1835, The Firs was passed to her two brothers Thomas and Josiah Moorman. Originally recorded as 'Smithy's, Iron Founders and Saw Makers' from Old Street, the two brothers quickly bought up land and dwellings in the local vicinity to the mansion, creating a large estate for themselves. This included Chantry Cottage, Hillside Cottage and the adjacent plots (later the Granary) in 1847. 30 acres of land near Bexhill downs was purchased from Mary Countess Amherst (daughter of the Duchess of Dorset) in 1856, land bought off Arthur Brook at Chintings and also Genista House (now Goddard House). Thomas Moorman died in January 1858 and was followed by his brother in April 1863. His niece, Ann inherited the entire estate on Josiah's death. Ann Moorman had previously married Samuel Scrivens, and when the Moorman estate was passed to them, the Scrivens became the largest land owners in the town after the Sackville family. Samuel Scrivens was able to buy the freehold of The Firs when it was enfranchised in 1864. He, his wife and their three daughters, Margaret, Ann and Maria, quickly moved in and the Firs became their main family residence. Margaret and Ann would stay on at the property long after their parents' deaths. Mary, on the other hand married Henry Le Mesurier Dunn, leaving the family home behind. Their daughter in law Phyllis Dunn would later generously support the Bexhill Old Town Preservation Society with a substantial bequest. When Samuel Scrivens died in 1898, the estate was divided between the three sisters, and it is at this point that the family residence was renamed Millfield. Margaret and Ann lived at the property for the remainder of

their lives and when Ann Scrivens passed away in 1937, Millfield was sold to William Nicholson. Nicholson held on to Millfield for 10 years before it briefly became a hotel in 1948 and a Council run children's home in 1950. In 1952 the building was converted into 7 flats and it remains as apartments to this day. The exterior of the house was extensively altered in 1970, when an additional flat was added. It was during this time that the 3 slate pitched roofs were converted into a single structure with concrete tiles. A continuous balcony on the first floor of the south side and flat roof extension to the east were added.

Communal Entrance Hallway

Stairs leading to the top floor.

Private Entrance Hallway

Entryphone system, radiator and window to the front elevation.

Living Room

18'4 x 14'11 (5.59m x 4.55m)

Double glazed windows to the front elevation with stunning curved window feature with stunning views across the green and towards the sea, radiator.

Kitchen

8'9 x 8'7 (2.67m x 2.62m)

Double glazed window to the side elevation with stunning views, modern fitted kitchen with a range of matching wall and base level units with wooden straight edge worktop surfaces, sink with drainer and mixer tap, integrated electric oven and grill, four ring electric hob with extractor canopy above, heated towel rail, tiled splashbacks.

Bedroom One

14'9 x 11'5 (4.50m x 3.48m)

Double glazed window to the rear elevation with stunning views across towards the sea, radiator, additional double glazed door leading out onto the sun balcony.

Bedroom Two

13'1 x 8'9 (3.99m x 2.67m)

Double glazed window to the side elevation, radiator.

Shower Room

Obscured double glazed window to the front elevation, modern suite comprising wc with low level flush, vanity unit with wash hand basin and mixer tap, walk-in shower cubicle with chrome wall mounted shower controls, shower attachment and chrome showerhead, tiled walls.

Outside

Parking Space

Lease & Maintenance

Share of Freehold, 945 years remaining on the lease, service charge approximately £2,200 per annum

Agents Note

Council Tax Band - B

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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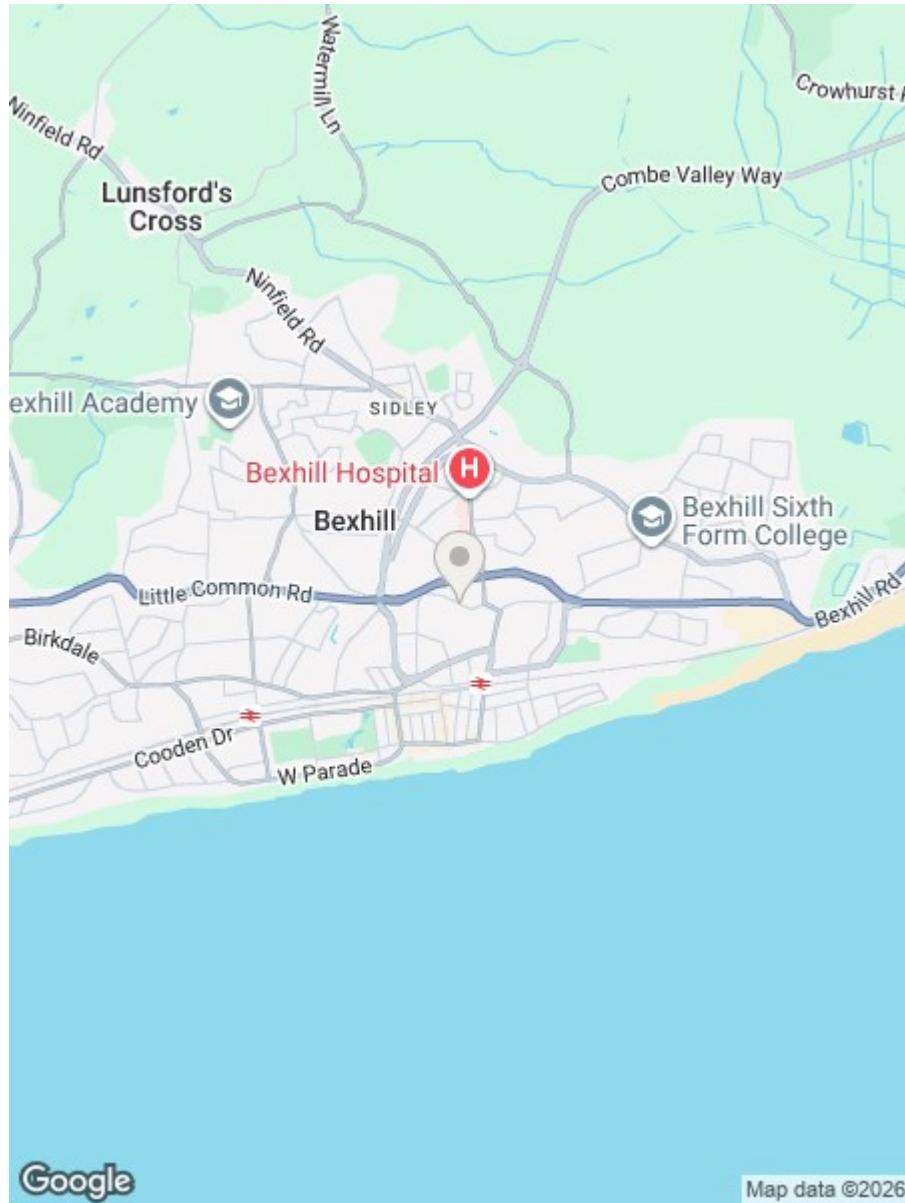


1ST FLOOR
846 sq.ft. (78.6 sq.m.) approx.



TOTAL FLOOR AREA : 846 sq.ft. (78.6 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	71	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	