

**RUSH  
WITT &  
WILSON**



**41 Jameson Road, Bexhill-On-Sea, East Sussex TN40 1EG  
Offers In Excess Of £630,000 Freehold**

## About this property

Nestled in the heart of Bexhill-On-Sea, this impressive house on Jameson Road presents a remarkable investment opportunity. Spanning an expansive 2,681 square feet, the property boasts seven well-appointed bedrooms, making it ideal for a large family or as a lucrative House of Multiple Occupation (HMO).

The residence features a spacious reception room that welcomes you with warmth and charm, perfect for both relaxation and entertaining guests. With four bathrooms, the convenience of modern living is assured, catering to the needs of a busy household or multiple tenants.

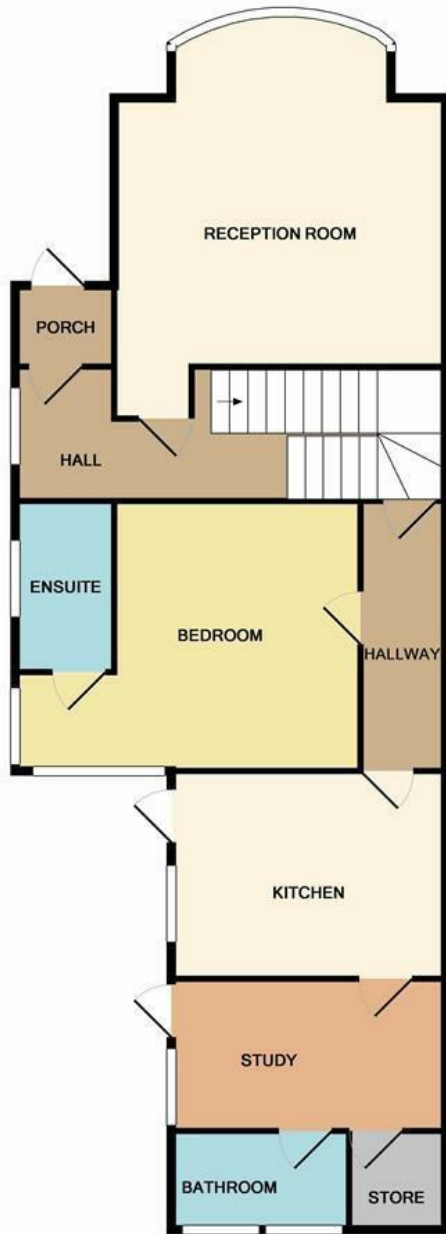
The property is complemented by a delightful garden, providing a serene outdoor space for leisure and recreation. Additionally, a driveway offers parking for two vehicles, a valuable asset in this town centre location where amenities are just a stone's throw away.

This house not only offers ample living space but also the potential for a steady rental income, making it an attractive proposition for investors. With its prime location and versatile layout, this property is a rare find in Bexhill-On-Sea. Do not miss the chance to explore the possibilities that await in this exceptional home.









GROUND FLOOR  
 APPROX. FLOOR  
 AREA 1107 SQ.FT.  
 (102.8 SQ.M.)



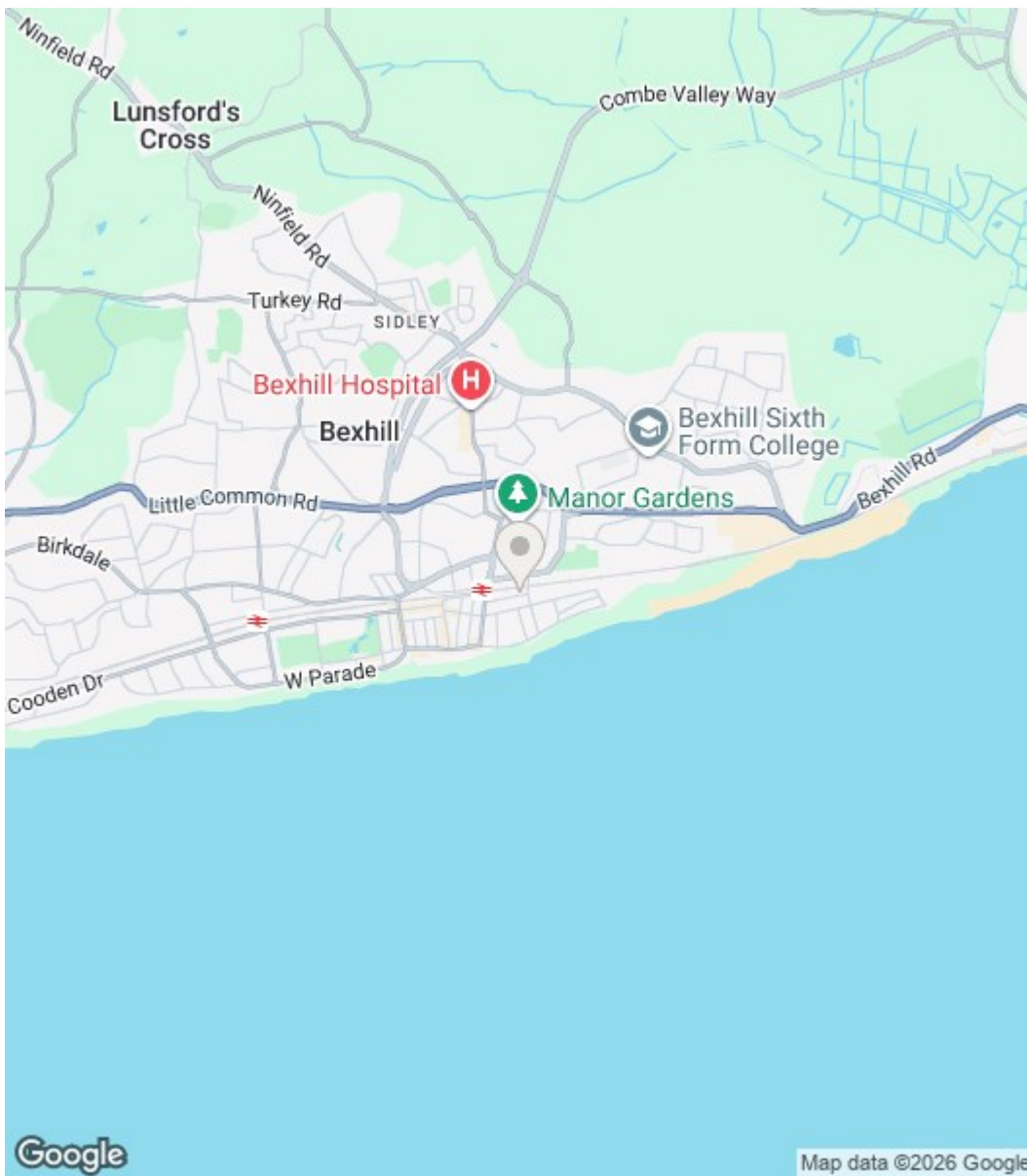
1ST FLOOR  
 APPROX. FLOOR  
 AREA 1090 SQ.FT.  
 (101.2 SQ.M.)



2ND FLOOR  
 APPROX. FLOOR  
 AREA 742 SQ.FT.  
 (68.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 2938 SQ.FT. (272.9 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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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		
	66	77
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band - F

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:

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