

**RUSH
WITT &
WILSON**



41 Jameson Road, Bexhill-On-Sea, East Sussex TN40 1EG
Offers In Excess Of £600,000 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.

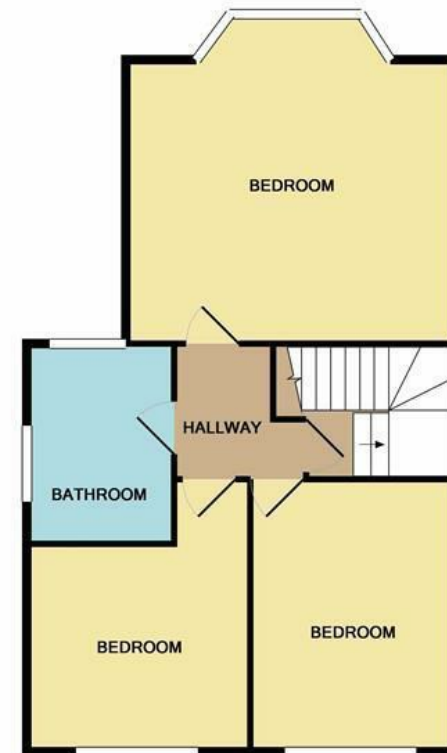
The property is complemented by a delightful garden, providing a serene outdoor space for leisure and recreation. Additionally, a driveway offers parking for two vehicles, a valuable asset in this town centre location where amenities are just a stone's throw away.

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.





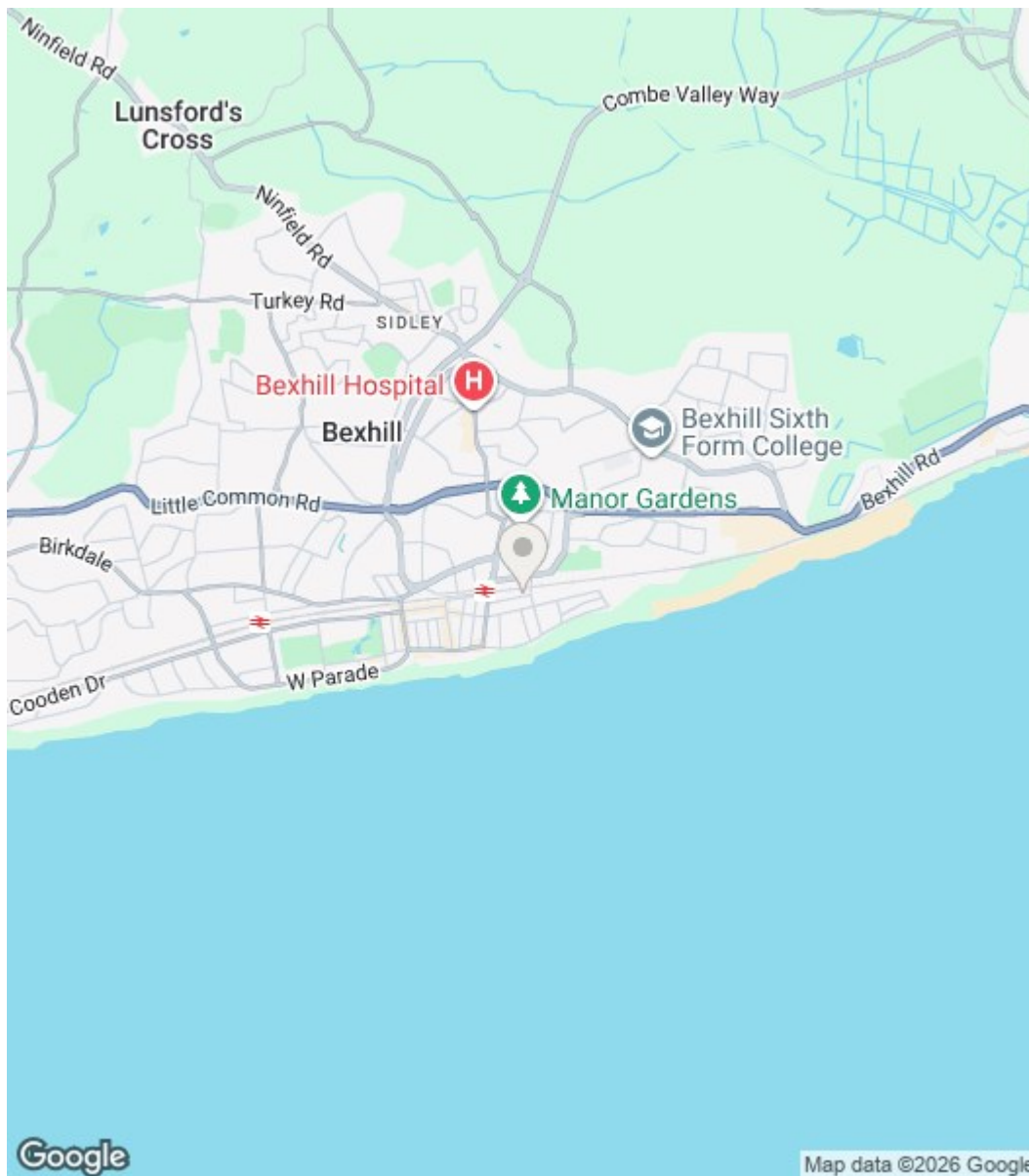




1ST FLOOR
APPROX. FLOOR
AREA 1090 SQ.FT.
(101.2 SQ.M.)

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		
England & Wales	EU Directive 2002/91/EC	77

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	

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:

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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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.
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**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**3 Devonshire Road
Bexhill-on-Sea
East Sussex
TN40 1AH
Tel: 01424 225588
bexhill@rushwittwilson.co.uk
www.rushwittwilson.co.uk**