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**Barrack Hall Coach House Belle Hill, Bexhill-On-Sea, East Sussex TN40 2AP**  
**£625,000 Freehold**

A modern, traditional style, three bedroom detached house, built in 2018, located in the highly sought after location of Bexhill Old Town, being walking distance to local shops, coffee shops, Bexhill train station, Bexhill town centre & Manor Barn Gardens. Offering bright & spacious accommodation throughout, the property comprises, living room, modern fitted kitchen/breakfast room, separate dining room, downstairs cloakroom, three double bedrooms with the main benefitting an en-suite. Other internal benefits include under floor heating throughout, double glazed windows and doors, engineered wood flooring, oak doors and many other beautiful features. Externally, the property boasts gated driveway and a stunning, well landscaped private walled garden. Viewing comes highly recommended by Rush Witt & Wilson Sole Agents.

### Brief History of the Old Town, Bexhill-

Until the development of the coastal resort of Bexhill-on-Sea in the late 19th Century, the 'Old Town' was the main settlement. At its heart was the Manor of Bexhill, owned successively by the Church, Robert D'Eu of France, the Church (again) and the Sackville family.

The settlement and the surrounding land also formed the Hundred of Bexhill and has a long and rich history, dating back to Saxon times.

When King Offa of Mercia conquered the South Saxons he granted eight hides of land (nearly 500 acres) at Bixlea to Oswald, Bishop of Selsey, to build and endow a church. This church would be the foundation of the parish of St Peters. Although the church would be extensively remodelled over time, some early stonework from this time survive buried in the current walls. The charter which was signed on August 15th 772 AD became the first recorded date in the history of the town, and would pave the way for the Hundred of Bexlei (a division of the shire used military and judicial purposes). After Oswald's death, Bixlea reverted to ownership of the See of Selsey, and remained so until the Norman Conquest in 1066.



## Entrance Hallway

Large entrance hall with entrance door, stairs leading to the first floor, storage cupboard with slatted shelving and hanging space, engineered wood flooring, understairs cupboard housing under floor heating controls.

## Living Room

15'2 x 14'3 (4.62m x 4.34m)

Triple aspect with windows to the front, rear and side elevation, glass panelled door giving access onto the front patio, engineered wood flooring, feature fireplace with gas log burner stove with mantle.

## Dining Room

15'10 x 8'5 (4.83m x 2.57m)

Glass panelled French doors giving access onto rear garden, engineered wood flooring, recessed ceiling spotlights.

## Downstairs WC

Modern suite comprising wc with low level flush, floating wash hand basin with mixer tap, cupboard housing the electric consumer unit, obscured glass window to the side elevation, tiled floor.

## Kitchen/Breakfast Room

14'6 x 11'1 (4.42m x 3.38m)

Modern shaker style kitchen with a range of matching wall and base level units with quartz straight edge worktop surfaces, double Belfast sink with drainer and mixer tap, integrated fridge and freezer, dishwasher and washer/dryer. Space for range cooker, gas boiler for domestic hot water boiler and underfloor heating, dual aspect with double glazed window to side elevation and glass panelled French doors giving access onto the front patio, engineered wood flooring, recessed ceiling spotlights.

## First Floor

### Landing

Oak staircase leads to the first floor with velux window to the side elevation, access to loft space (the loft is boarded and houses hot water cylinder), cupboard housing the underfloor heating controls.

## Bedroom One

15'8 x 14'2 (4.78m x 4.32m)

Juliet balcony to the front elevation, feature window to the side elevation, extensive, bespoke fitted 'Hammonds' wardrobes with hanging space and shelving.

## En-Suite

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 and chrome shower attachment and rain effect shower head, tiled walls, tiled splashbacks, quartz splashbacks, velux window to the rear elevation, chrome heated towel rail.

## Bedroom Two

15'5 x 11'11 (4.70m x 3.63m)

Windows to the side elevation overlooking the garden and Barrack Hall Park, a range of bespoke fitted 'Hammonds' furniture including wardrobes, shelving, drawers, dressing table and cupboards.

## Bedroom Three

13'1 x 9'6 (3.99m x 2.90m)

Double glazed windows to the rear elevation overlooking the rear garden and Barrack Hall Park, recessed ceiling spotlights.

## Bathroom

Modern suite comprising pea shaped bath with hot and cold tap, chrome wall mounted shower chrome shower controls, chrome shower attachment and chrome shower head, wc with low level flush, vanity unit with wash hand basin and mixer tap, wall mounted bathroom cupboard, obscured glass window to the rear elevation, chrome heated towel rail.

## Outside

### Front Garden

The property is approached via a long drive leading to gated access, off road parking for multiple vehicles, front patio area suitable for alfresco dining, EV car charging point.

### Rear of Property

With two timber framed sheds to the rear of the property, outside tap, weatherproof double power sockets, external lighting with two wall lights on motion detector sensor, two Keter outdoor storage units.

## Private Side Garden

Westerly facing garden, mainly laid to lawn with raised patio areas and timber framed summer house, well established garden with various plants, trees and flowerbeds of various kinds, enclosed to all sides, feature flint stone wall, backing onto fields, offering privacy and seclusion.

## Agents Note

Council Tax Band - E

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.

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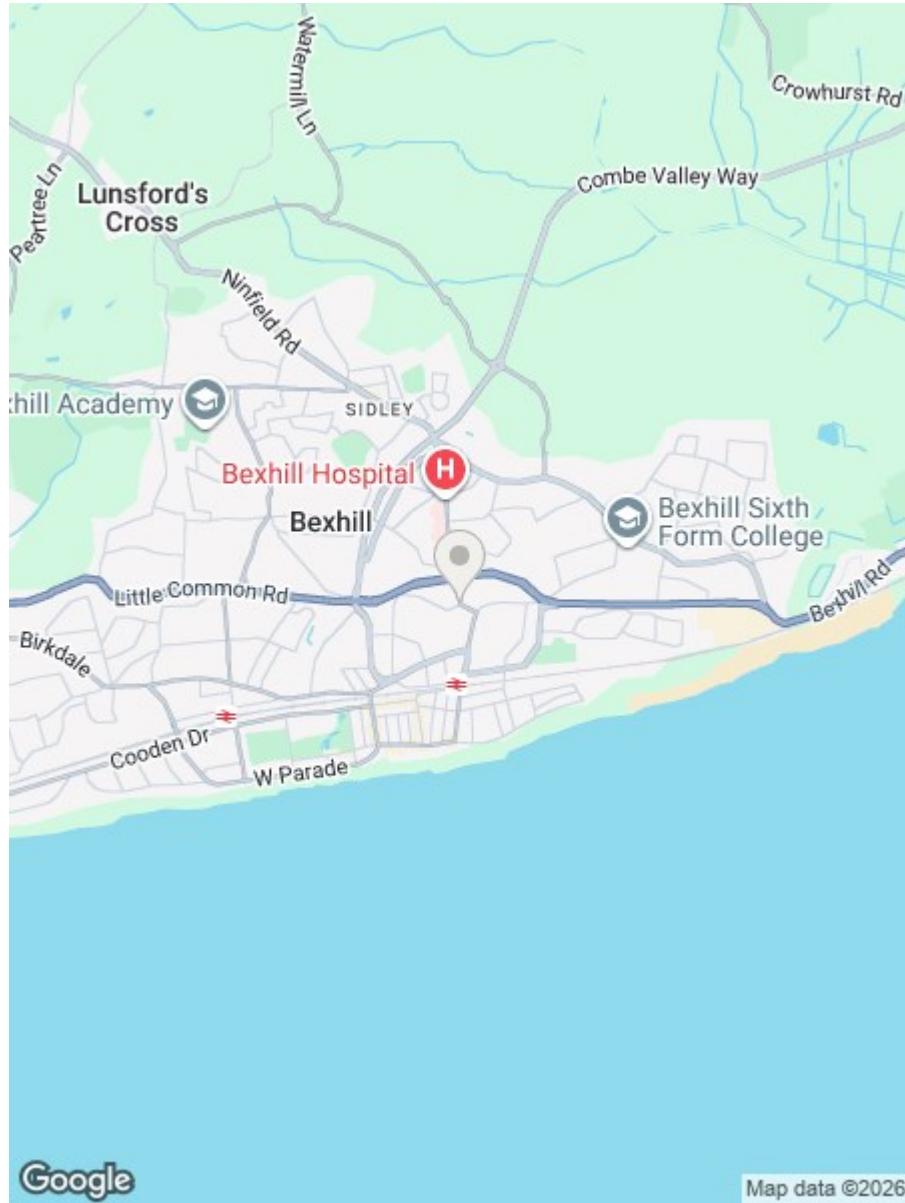




**TOTAL FLOOR AREA : 1383 sq.ft. (128.5 sq.m.) approx.**

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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Residential Estate Agents  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		92
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G Not energy efficient - higher running costs		
<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	

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