

**RUSH
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WILSON**



RUSH
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**Elmsted St. Johns Road, Bexhill-On-Sea, East Sussex TN40 2EE
£625,000 Freehold**

About this property

Elmsted is a substantial semi-detached period home dating from the late 1800s, retaining an abundance of charm and striking architectural features throughout. Beautifully presented and full of character, the accommodation comprises an entrance porch leading into an impressive reception hall with an elegant sweeping staircase rising to the first floor, a formal dining room, spacious fitted kitchen/breakfast room, utility room, and downstairs cloakroom/WC and a cellar. A particular feature of the property is the expansive dual-aspect living room, complemented by a bay-fronted sun room to the rear enjoying delightful views over the garden, together with an additional covered garden porch.

To the first floor, there are three generous double bedrooms, the principal bedroom benefits from access to a Jack-and-Jill style bathroom, while the second bedroom enjoys a charming bay-fronted sun room overlooking the rear garden, and the third bedroom benefits from its own en-suite facilities. Further benefits include gas central heating.

The property is approached via a private gated driveway providing extensive off-road parking, access to a detached garage, and an area of front lawn. Mature tree-lined borders provide a high degree of privacy and seclusion to the front aspect.

The beautifully established rear garden is a true feature of the home, thoughtfully landscaped with a variety of mature plants, shrubs, and trees, together with a wildlife pond, multiple patio areas ideal for al fresco dining, expansive lawned sections, and a large timber-framed summer house with power and mains water. The garden is enclosed to all sides and also benefits from convenient side access.

Elmsted occupies a highly sought-after position in Bexhill, approximately 0.9 miles from Bexhill railway station, Bexhill-on-Sea Town Centre, and the seafront.

Viewing is highly recommended by Rush, Witt & Wilson, Bexhill-On-Sea.









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

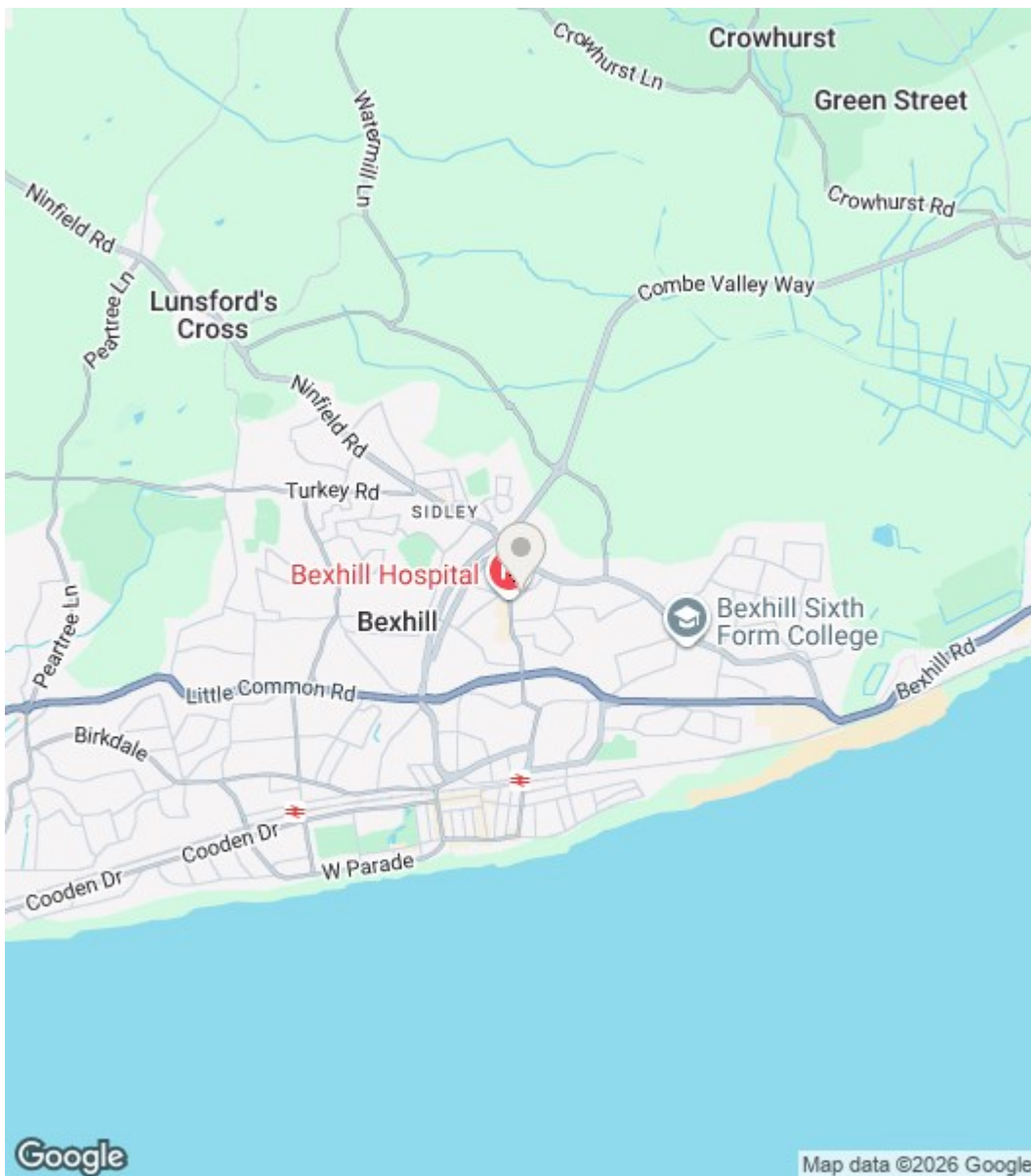
209.9 m²

2260 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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	

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 - 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.

Important Notice:

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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