

**RUSH  
WITT &  
WILSON**



**41 Wilton Road, Bexhill-On-Sea, East Sussex TN40 1HX  
£510,000**

**A rare opportunity to acquire this stunning seven bedroom Victorian townhouse ideally located in the heart of Bexhill Town Centre. Boasting many original features and bursting with character, the property comprises a bay fronted lounge, dining room and stunning newly fitted kitchen/breakfast room all to the ground floor. To the first floor there are three double bedrooms, one currently used as a first floor lounge with access to a westerly facing balcony with sea views, bathroom and separate w.c. Whilst to the third floor there are a further three double bedrooms, one single bedroom and family bathroom. Other internal benefits include gas central heating to radiators and double glazed windows throughout. Externally the property offers a low maintenance rear garden and small front garden. Conveniently situated within easy access to Bexhill Town Centre, seafront and mainline railway station. Viewing comes highly recommended by Rush Witt & Wilson, Bexhill to appreciate this stunning and spacious character home in this highly convenient location.**



### **Entrance Porch**

Front door leading to entrance porch with an internal stained glass door leading through to hallway.

### **Hallway**

Radiator, stairs leading to first floor, fitted storage cupboards one housing the electricity meter and the electric consumer unit, solid wood flooring and corniced ceiling.

### **Lounge**

17'1" x 12'3" (5.23m x 3.74m )

Double glazed bay window to front elevation, radiator, stunning feature fireplace with fitted gas fire, corniced ceiling, ceiling rose.

### **Dining Room**

14'2" x 10'5" (4.34m x 3.19m )

Double glazed window to rear elevation, radiator, feature fireplace with corning and solid wood floors.

### **Kitchen/Breakfast Room**

21'8" x 10'4" (6.61m x 3.15m )

Double glazed windows to side elevation, door giving access to rear garden, radiator, stunning modern fitted kitchen with a range of matching wall and base level units with modern straight edge worktop surfaces, integrated electric oven, worktop mounted electric induction hob with fitted extractor hood above, stainless steel double sink with drainer and mixer tap, space for American style fridge/freezer, tiled floor, part tiled walls, recessed ceiling spotlights and door leading through to the utility room.

### **Utility Room**

10'8" x 7'0" (3.26m x 2.15m )

Double glazed windows to the side and rear elevations, radiator, wall mounted gas central heating boiler, fitted straight edge worktop with plumbing space for washing machine and additional space for additional free standing fridge freezer or storage space, tiled floor.

### **First Floor Split Level Landing**

Radiator.

### **First Floor Large Bedroom/Lounge**

17'3" x 16'9" to bay window (5.28m x 5.13m to bay window )

Double glazed bay window and double glazed door to the front elevation giving access to the west facing balcony and offering views to the sea, radiator, stunning feature fireplace with multi-fuel burning stove, coved ceilings, ceiling rose.

### **Bedroom Two**

14'3" x 10'7" (4.35m x 3.24m )

Double glazed window to rear elevation, one radiator, ornamental feature fireplace, fitted wardrobe with hanging space and shelving, coved ceilings.

### **Bedroom Three**

11'4" x 10'6" (3.46m x 3.21m )

Double glazed window to rear elevation, radiator, ornamental feature fireplace.

### **First Floor Bathroom**

Obscure double glazed window to side elevation, one radiator. White suite comprising pedestal mounted wash hand basin, panel enclosed bath with mixer tap and shower attachment, part tiled walls, recessed ceiling spotlight.

### **Separate WC**

Obscured double glazed window to side elevation, low level w.c.,

### **Second Floor Split Level Landing**

Two radiators, two different accesses to two loft space storage areas.

### **Bedroom Four**

14'5" x 10'7" (4.41m x 3.25m )

Double glazed window to rear elevation, radiator, ornamental feature fireplace, fitted wardrobe with hanging space and shelving.

### **Bedroom Five**

14'1" x 10'10" (4.30m x 3.32m )

Double glazed window to front elevation, radiator, ornamental feature fireplace.

### **Bedroom Six**

13'1" x 10'6" (4.01m x 3.21m )

Double glazed window to rear elevation, radiator, ornamental feature fireplace, fitted wardrobe with hanging space and shelving, painted original floorboards.

### **Bedroom Seven**

10'6" x 5'11" (3.21m x 1.81m )

Double glazed window to front elevation, radiator.

### **Second Floor Bathroom**

7'10" x 6'11" (2.41m x 2.11m )

Obscured double glazed window to side elevation, radiator. White suite comprising low level w.c., pedestal mounted wash hand basin, panel enclosed bath with mixer tap and shower attachment, fully mosaic tiled walls, recessed ceiling spotlights.

### **Outside**

#### **Rear Garden**

Paved garden with timber garden shed, rear gated access to the rear alleyway providing rear access to the garden, raised flower beds, mature plant, shrubs and trees and outside tap.

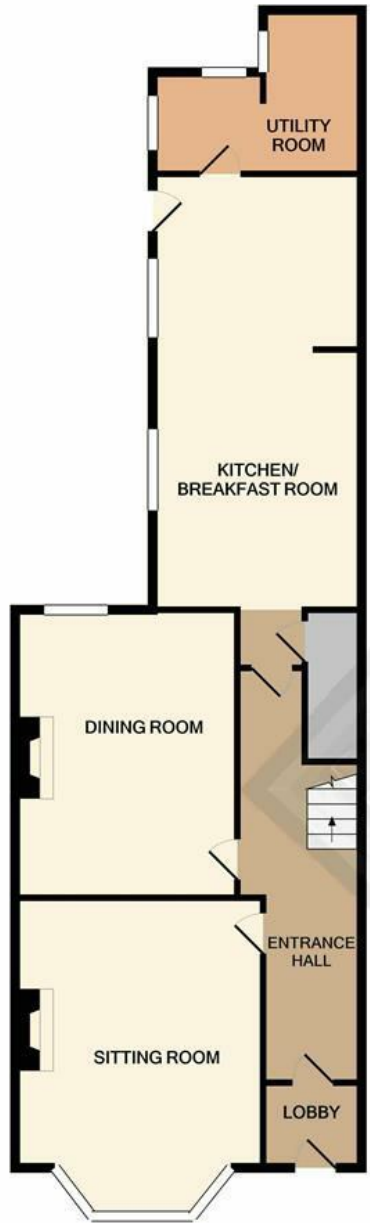
#### **Front Of Property**

Small low maintenance front garden with mature plants and shrubs.

#### **Agents Note**

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.





GROUND FLOOR  
APPROX. FLOOR  
AREA 785 SQ.FT.  
(72.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 717 SQ.FT.  
(66.6 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 700 SQ.FT.  
(65.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 2202 SQ.FT. (204.5 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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