

**RUSH
WITT &
WILSON**



**4 High Street, Bexhill-On-Sea, East Sussex TN40 2HA
£465,000**

A stunning Grade II listed, five bedroom house, clothed in beautiful period character and charm, comes steeped in Bexhill Old Town History. The property has undergone extensive yet sympathetic restoration by the current owners. Formally a Lloyds Bank branch in 1891 the property is known as 'Bank House'. Later Victorian additions were added to the original house creating a very spacious and substantial Old Town residence, This fine Grade II listed period home comes with exposed beams, two reception rooms, two bathrooms, beautiful entrance reception room hall, modern gas central heating system, herringbone flooring, stunning fireplaces, spacious private rear garden, modern kitchen, utility room, exposed joinery. Viewing comes highly recommended by RWW sole agents.



Entrance Hall

With entrance door, window to front elevation, wood flooring, single radiator.

Inner Hallway

With exposed brick, oak flooring.

Living Room

14'7 x 11'9 (4.45m x 3.58m)

Window to rear elevation, exposed beams, herringbone wood flooring, beautiful inglenook style fireplace with ornate hardwood surround and multi fuel cast iron stove, single radiator, door leading to cellar, under stairs storage cupboard, hidden wood and wine store with window to the rear elevation.

Dining Room

14'6 x 9'7 (4.42m x 2.92m)

Bay window to the front elevation, single radiator, cast iron period fireplace with slate plinth and hardwood ornate surround with mantle.

Kitchen

16'4 x 10'5 (4.98m x 3.18m)

Fitted kitchen comprising a range of oak fronted base and wall units with laminate straight edge worktops, one and half bowl single drainer enamel sink unit with mixer tap, plumbing for washing machine, ceramic hob with extractor canopy and light, integrated double oven with grill, double radiator, tiled floor, tiled splashbacks, shelving, built in utility cupboard housing plumbing for washing machine and space for tumble dryer, additional built in cupboard.

Utility Room

18'2 x 6'2 (5.54m x 1.88m)

Two windows overlook the side elevation, door to side, tiled floor, laminate straight edge worktops, additional tall storage cupboard.

Bathroom

Modern suite comprising walk in double width shower, chrome controls and chrome shower head, contemporary wash hand basin with vanity drawers beneath, wc with low level flush, tiled floor and tiled walls, chrome heated towel rail, obscured glass window to the rear elevation.

First Floor Landing

Single radiator.

Bedroom One

15'2 x 11'8 (4.62m x 3.56m)

Bay window to front elevation, double radiator.

Bedroom Two

14'8 x 16'3 (4.47m x 4.95m)

Two windows to the rear elevation, single radiator.

Bathroom

Stunning suite comprising roll top bath with ornate hand shower attachment, roll top radiator with chrome heated towel rail, wc with low level flush, pedestal wash hand basin, half height wall panelling, oak flooring, obscure glass window to the rear elevation.

Bedroom Three

12'2 x 9'6 (3.71m x 2.90m)

Window to rear elevation, single radiator, built in sliding door wardrobe, additional storage space, exposed beams.

Bedroom Four

11'2 x 7'3 (3.40m x 2.21m)

Window to front elevation, single radiator, built in storage cupboard, exposed joinery.

Gallery Landing

Open space up to second floor

Second Floor Landing

Via turned staircase, beautiful exposed beams and joinery.

Bedroom Five

16'7 x 11'7 (5.05m x 3.53m)

Window to front and rear elevations, access to roof space via door, exposed floorboards.

Cellar

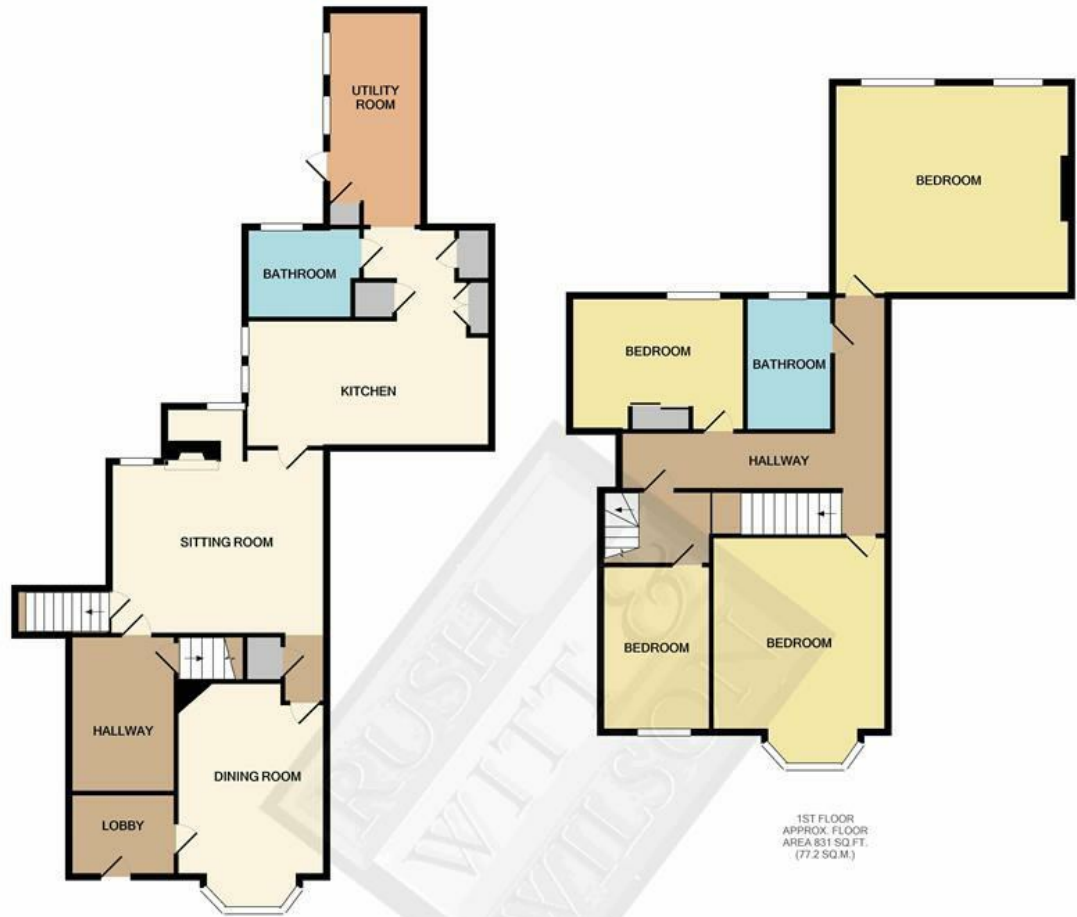
Outside

Rear Garden

Mainly paved for low maintenance, excellent size for entertaining and alfresco dining, side access, outside water tap, all enclosed with a combination of traditional retaining walls and fencing to one side.

Front Garden

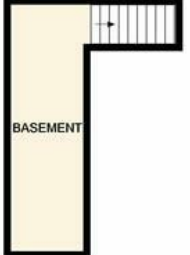




GROUND FLOOR
APPROX. FLOOR
AREA 859 SQ.FT.
(79.8 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 265 SQ.FT.
(24.6 SQ.M.)



BASEMENT LEVEL
APPROX. FLOOR
AREA 112 SQ.FT.
(10.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 2068 SQ.FT. (192.1 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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