

**RUSH  
WITT &  
WILSON**



**The Old Coach Works Amherst Road, Bexhill-On-Sea, East Sussex TN40 1QH  
£482,500**

**A very special three bedroom detached house, approached via an unadopted lane, giving a secluded and private position, whilst only being 0.5 miles from Bexhill Town Centre, Bexhill Seafront & Bexhill Train station, with direct links to London Victoria & Ashford International. Accommodation includes, beautiful open plan Living/Kitchen/Dining, three double bedrooms, modern fitted bathroom, utility room, engineered wood flooring and stunning feature oak beams. Externally, the property offers low maintenance private garden, with off road parking and garage to the side. Some Brief History, The Old Coach Works in 1863, was originally constructed as a Coach House, later then to be converted and used as Bexhills' first fire station. Viewings comes highly recommended by Rush, Witt & Wilson to appreciate this unique property, full of history. Council Tax Band D.**



**Open Plan Living/Dining/Kitchen**

28'2" x 14'5" (8.6 x 4.4)

Front door leading to open plan living/dining /kitchen area with wood flooring, double glazed window overlooking the rear elevation, double glazed French doors giving access onto the private front gardens, double glazed electric Velux window, feature wooden beams, modern fitted kitchen with range of matching wall and base level units with wood effect worktop surfaces, sink with drainer and mixer tap, integrated electric oven with four ring electric Bosch hob above, extractor canopy, tiled splashbacks, integrated dishwasher, stairs leading to first floor, stairs leading to utility room, underfloor heating.

**Utility Room**

Comprising a range of matching wall and base level units with laminate rolled edge worktop surfaces, space and plumbing for washing machine, space for under counter fridge and freezer, obscured glass panelled skylight, door leading to garage, cupboard housing the gas central heating boiler and hot water cylinder, sink with drainer and mixer tap.

**Hallway**

Cupboard housing the under floor heating controls, new electrical consumer units and meters, radiator, wooden flooring.

**Bedroom One**

16'4" x 13'1" (5.0 x 4.0)

Double radiator, double glazed windows overlooking the private gardens, bespoke fitted shutters.

**Bedroom Two**

9'2" x 11'1" (2.8 x 3.4)

Radiator, double glazed window overlooking the private gardens, fitted wardrobes with mirrored doors, hanging space and shelving.

**Bathroom**

Modern suite comprising p-shaped bath with hot and cold taps, chrome shower attachment and chrome showerhead, wc with low level flush, vanity unit with wash hand basin and mixer tap, tiled splashbacks and tiled floor, radiator, double glazed window overlooking the private gardens.

**Bedroom Three**

32'5" x 7'2" (9.9 x 2.2)

Velux window overlooking the side elevation, double glazed window overlooking the rear elevation, two radiators, wood panelling, eaves storage.

**Outside**

**Private Front Garden**

Low maintenance patioed, gated front garden with flowerbeds, all enclosed with fencing. Off road parking can be found to the side of the property leading to the garage.

**Garage**

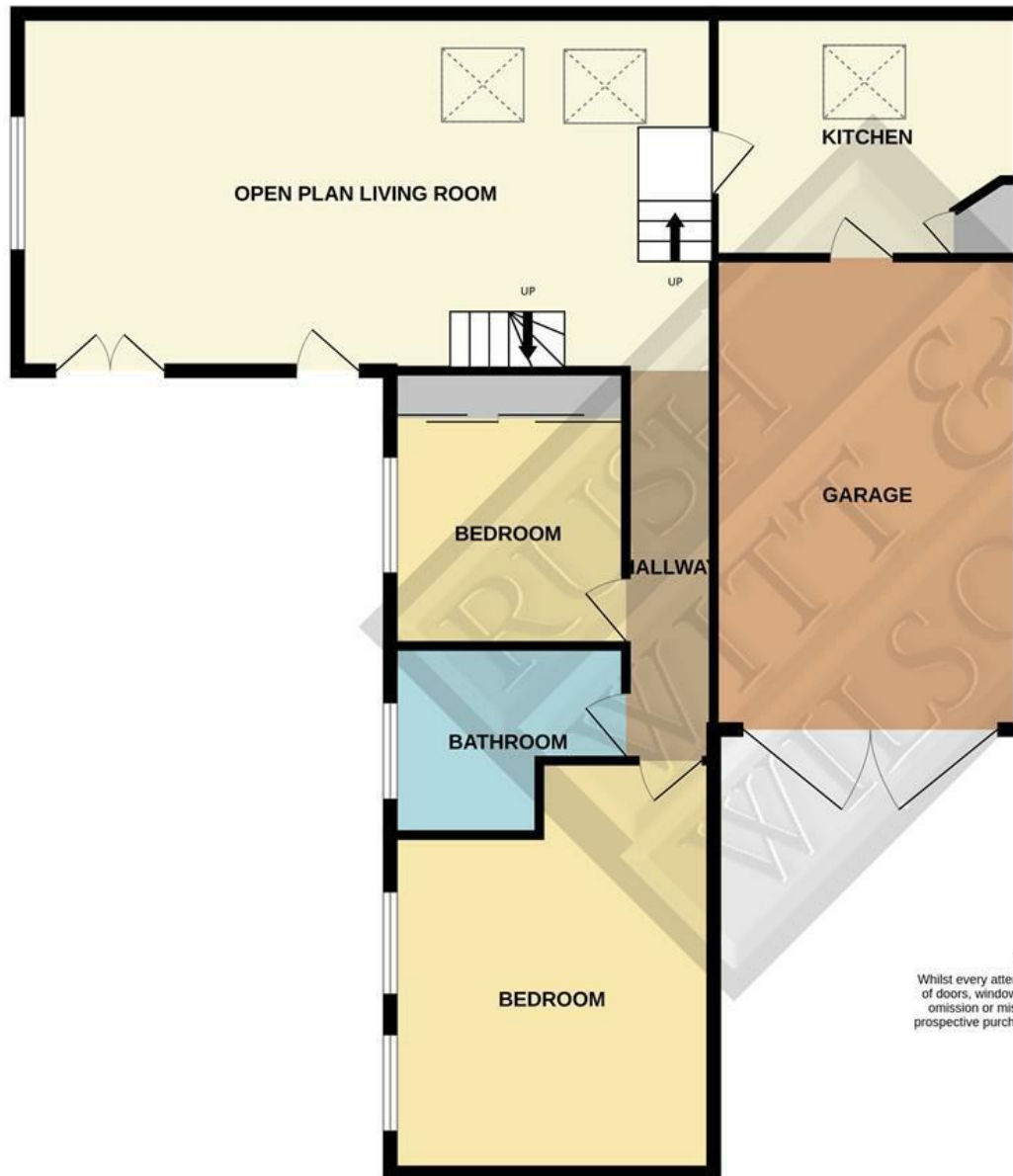
Garage with double doors, power and light.

**Agents Note**

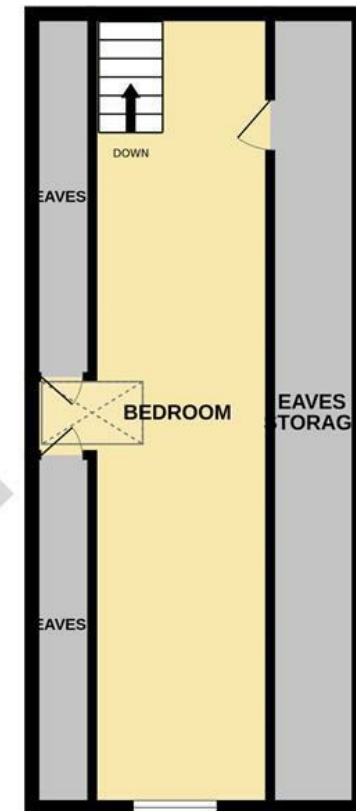
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



GROUND FLOOR  
1173 sq.ft. (109.0 sq.m.) approx.

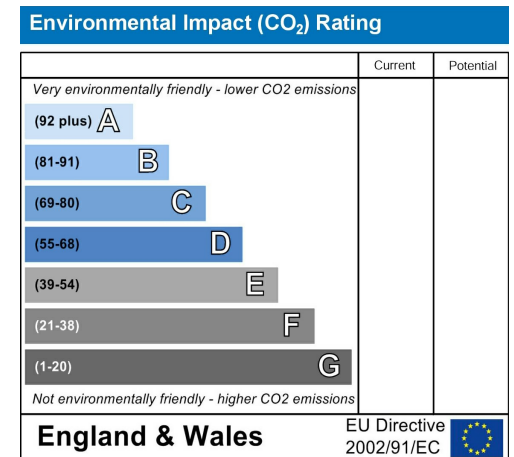
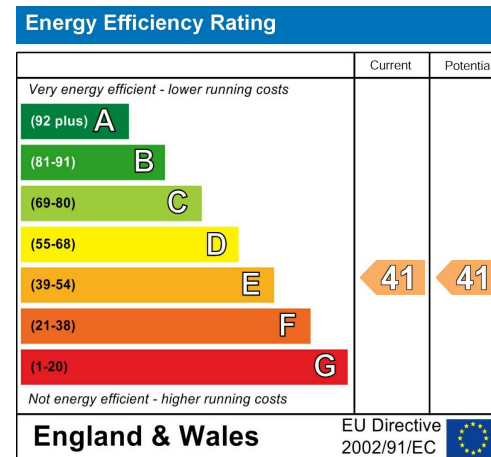
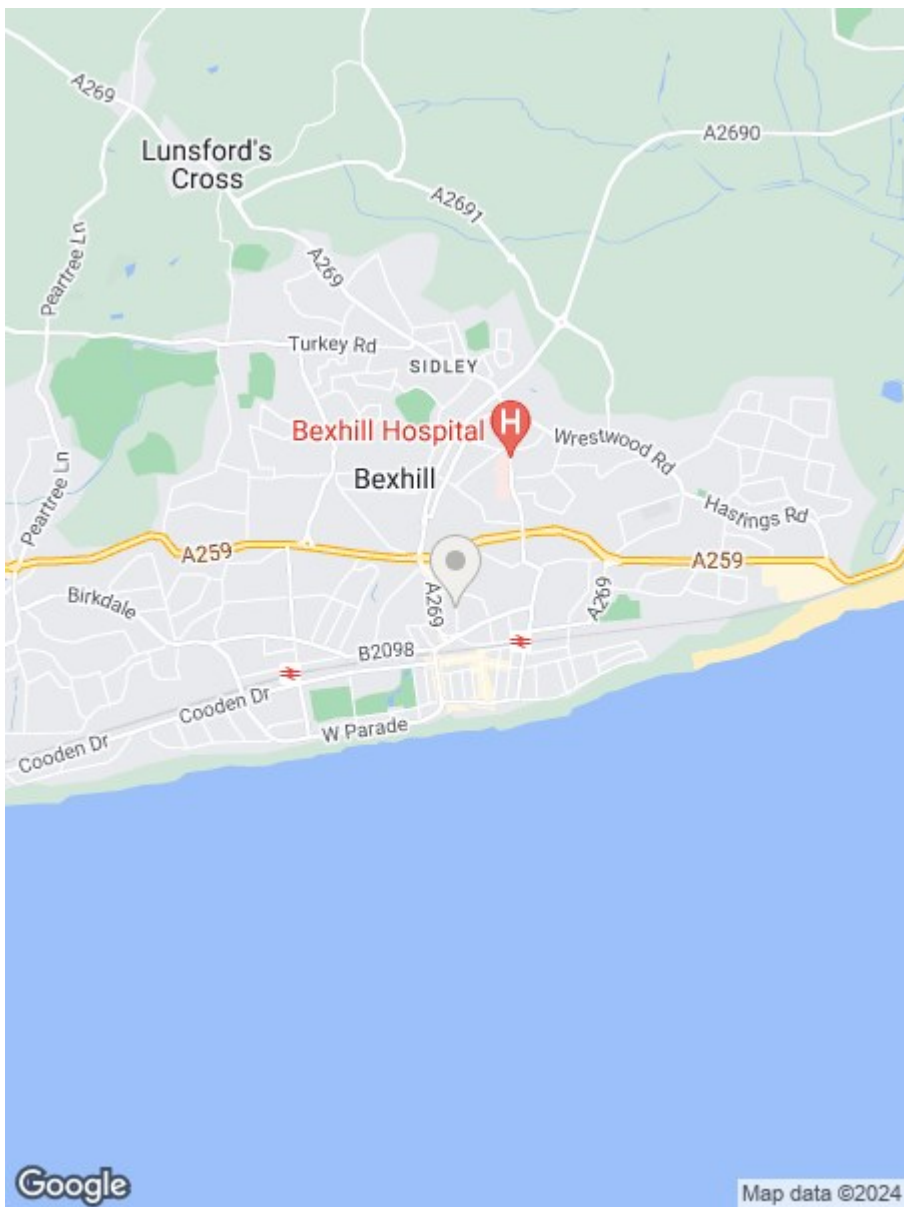


1ST FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 1582 sq.ft. (146.9 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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