

**RUSH
WITT &
WILSON**



**1A Cantelupe Road, Bexhill-On-Sea, East Sussex TN40 1JG
Offers In Excess Of £695,000 Freehold**

About this property

RWW are delighted to present this hugely impressive Victorian residence, formerly the home of the Mayor of Bexhill, offering an exceptional combination of period grandeur, generous accommodation and outstanding versatility.

Located within easy reach of Bexhill town centre, this important and substantial home retains a wealth of original features, including a grand staircase, stained-glass windows, original fireplaces, a grand reception hall, servants' staircase and cellar. The property also benefits from three impressive reception rooms, providing elegant and flexible living space.

The accommodation comprises nine bedrooms, several bathrooms, a kitchen/breakfast room, utility room and downstairs cloakroom. A particular highlight is the two-bedroom self-contained annexe, which includes its own kitchen/living room and bathroom, offering excellent potential for extended family living, guest accommodation or other flexible uses.

Externally, the property is complemented by private front and rear gardens, which have received award-winning recognition and provide a beautiful setting for relaxation and entertaining.

Further benefits include gas-fired central heating and a wealth of period charm throughout, making this a truly distinctive home with an abundance of character and potential.

Properties of this stature and historical significance rarely come to the market. Viewing is considered essential by RWW sole agents to fully appreciate the scale, versatility and exceptional character of this remarkable Victorian residence.









GROUND FLOOR



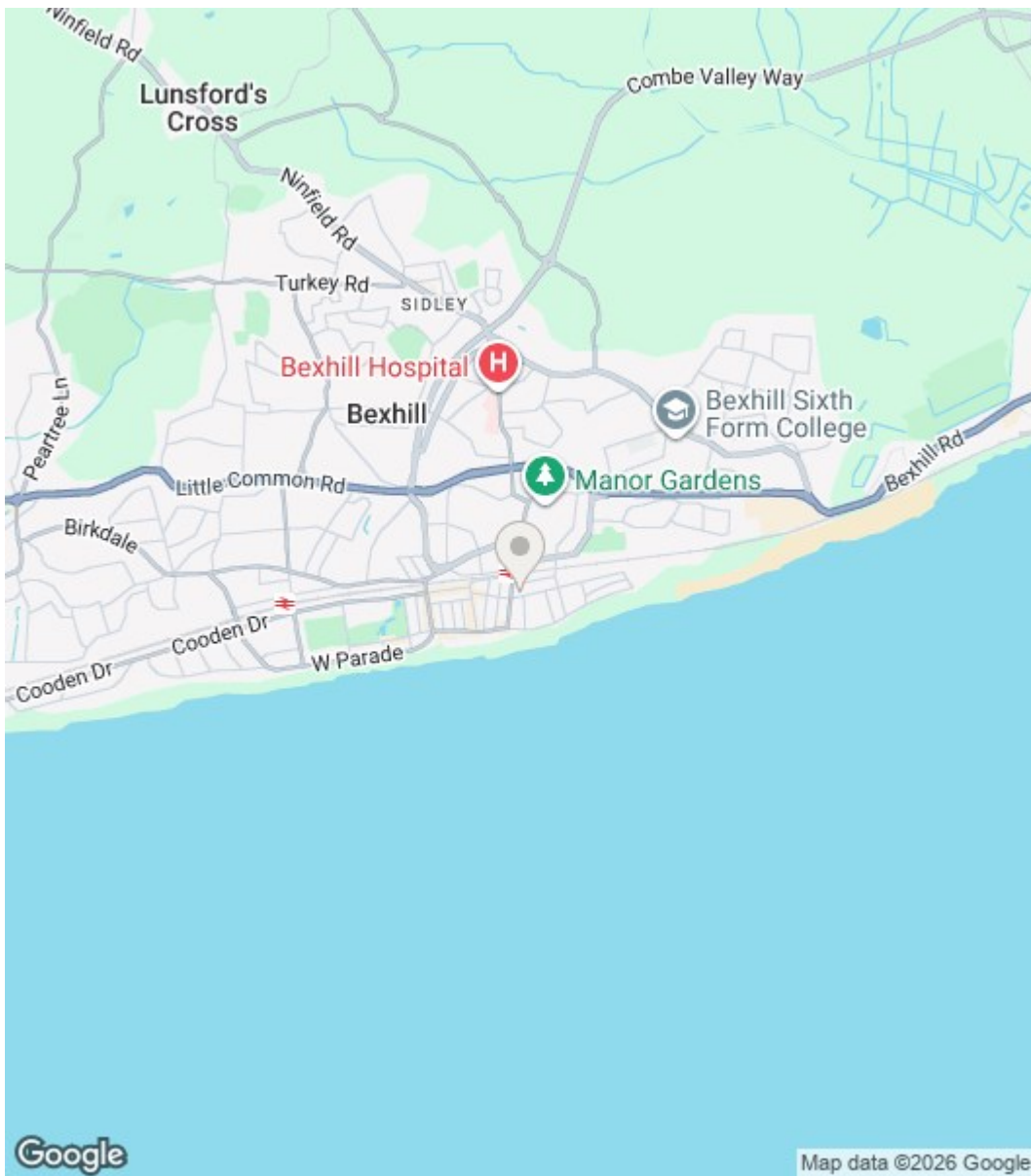
BASEMENT LEVEL



1ST FLOOR



2ND FLOOR



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	57	65
(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	45	53
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

Council Tax Band - G

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:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
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3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

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