

**RUSH  
WITT &  
WILSON**



**4 Amherst Road, Bexhill-On-Sea, East Sussex TN40 1QH  
£495,000**

**An opportunity to acquire this exceptionally well presented five bedroom, Victorian terraced house, ideally located within direct and easy access of Bexhill Town centre. Boasting many original character features and offering bright and spacious accommodation throughout, the property comprises a lounge/diner, stunning modern fitted kitchen/breakfast room, five double bedrooms with one of the bedrooms further benefiting from an en-suite bathroom and a modern fitted family bath/shower room. Other internal benefits include some newly fitted double glazing, gas central heating throughout. Externally the property boasts a low maintenance rear garden, whilst to the front there is a driveway providing off road parking for multiple vehicles. Conveniently situated within easy walking distance of Bexhill town centre with its range of amenities, restaurants and cafes, Bexhill's picturesque seafront and mainline rail station with direct links to London, Gatwick Airport, Brighton and Ashford International. Viewing comes highly recommended by RWW Bexhill to appreciate this stunning character property in this ideal location. offered with NO ONWARD CHAIN.**



### **Entrance Porch**

Obscured glass panelled timber front door leading to entrance porch, with radiator, overhead service cupboard housing the electric meter and electric consumer unit, tiled floor, glass panelled internal front door leading to hallway.

### **Hallway**

Radiator, large under stairs storage cupboard with fitted shelving and housing the gas meter, stairs leading to first floor.

### **Lounge/Diner**

29'0" x 12'9" (8.86 x 3.91)

Double glazed bay window with sash windows to the front elevation, single glazed sash windows to the rear elevation, two radiators, two feature fireplaces, archway connecting lounge to dining room, exposed original timber floorboards.

### **Kitchen/Breakfast Room**

23'1" x 9'10" (7.06 x 3)

Modern kitchen/breakfast room with double glazed windows and doors to the rear and side elevations giving access onto the rear garden, single glazed sash windows to the side elevation and double glazed Velux window to the rear elevation, radiator, modern fitted kitchen with a range of matching wall and base level units with solid wood worktop surfaces, integrated dishwasher, inset butler sink with worktop drainer and mixer tap, integrated washing machine, alcove with space for range style cooker with tiled splashback and fitted extractor hood above, space for freestanding American style fridge/freezer, larder cabinets with pull out drawers, kitchen island with breakfast bar and base level units, recessed ceiling spotlights, part tiled walls.

### **First Floor Landing**

Split level landing with stairs leading to second floor and access loft space.

### **Master Bedroom**

17'4" x 16'0" (5.30 x 4.90)

Double glazed sash, bay window to the front elevation, with additional double glazed sash window, radiator, feature fireplace.

### **Bedroom Two**

12'6" x 10'6" (3.83 x 3.21)

Double glazed sash window to the rear elevation, radiator,

feature fireplace, fitted open wardrobe with hanging space and shelving.

### **Bedroom Three**

10'0" x 8'10" (3.07 x 2.71)

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

### **Family Bath/Shower Room**

Obscured double glazed sash window with obscured double glazed window to the side elevation, column radiator with heated chrome towel rail, white suite comprising freestanding roll top claw footed bath with mixer tap and shower attachment, low level wc, vanity unit with wash hand basin, mixer tap and storage cupboard beneath, large walk in shower cubicle with wall mounted shower controls, shower attachment and rain effect showerhead, fully tiled walls, recessed ceiling spotlights, extractor fan.

### **Second Floor Landing**

Double glazed Velux window with fitted blind to the rear elevation, access to loft space.

### **Bedroom Four**

14'1" x 11'10" (4.31 x 3.61)

Double glazed sash windows to the front elevation, radiator, ornamental feature fireplace, door with access to en-suite.

### **En-Suite Bathroom**

Double glazed Velux window with fitted blind to the front elevation, heated chrome towel rail. low level wc, pedestal mounted wash hand basin with mixer tap, bidet with mixer tap, panelled enclosed p-bath with mixer tap and shower attachment, part tiled walls, extractor fan, ceiling mounted spotlights.

### **Bedroom Five**

12'7" x 10'5" (3.86 x 3.20)

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

### **Outside**

#### **Front Garden**

Blocked paved driveway providing off road parking for multiple vehicles, with some mature plants and shrubs.

### **Rear Garden**

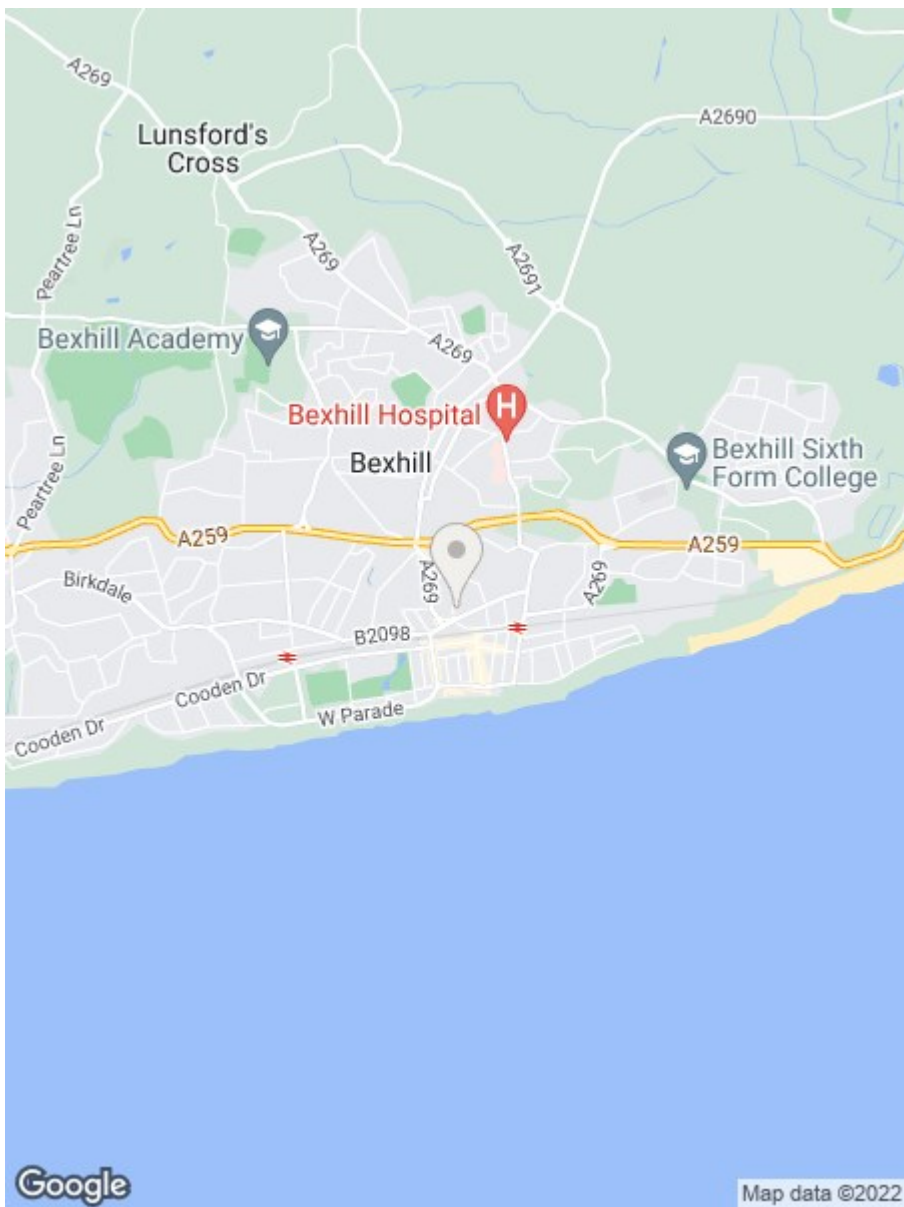
Low maintenance rear garden, mainly patio laid, flowerbeds with some mature plants and shrubs, gate leading to alleyway giving rear access to the garden, raised fishpond.

### **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.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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