

**RUSH  
WITT &  
WILSON**



**18 Amherst Road, Bexhill-On-Sea, East Sussex TN40 1QJ**  
**Asking Price £495,000**

**A rare opportunity to acquire this exceptionally well presented five bedroom Victorian semi-detached home, ideally located with in short walking distance of Bexhill town centre. The property has been sympathetically renovated over the years by the current vendors and boasts many original character features such as exposed floorboards, fireplaces, corniced ceilings, staircases and ceiling roses. Offering bright and spacious accommodation throughout, the property comprises a large entrance hall, three reception rooms, modern fitted kitchen/diner, five double bedrooms, family bathroom, shower room and three separate wc's. Other internal benefits include gas central heating to radiators and double glazed windows throughout. Externally the property offers beautifully maintained and established private rear garden, front garden and a driveway providing off road parking for two cars. Conveniently situated within a short walking distance to Bexhill town centre, mainline rail station and seafront, viewing comes highly recommended by RWW Bexhill to appreciate this stunning character home in this highly convenient location.**



## **Porch**

4'9" x 3'6" (1.47 x 1.08)

Obscured glass panelled double glazed door leading to entrance porch with tiled floor, fitted shelving, timber stain glassed panelled internal front door leading to hallway.

## **Entrance Hallway**

Radiator, stairs leading to first floor, original feature floorboards, cornice ceilings.

## **Dining Room**

17'1" x 13'10" (5.22 x 4.24)

Front aspect double glazed bay window, three radiators, feature fireplace with open fire, cornice ceiling, ceiling rose.

## **Lounge**

15'8" x 13'10" (4.80 x 4.24)

Double glazed windows to rear elevation with a set of double glazed French doors giving access onto the rear garden, feature fireplace with open fire, cornice ceiling, ceiling rose.

## **Reception Room Three**

10'9" x 12'1" (3.30 x 3.70)

Radiator, feature fireplace with fitted log burning stove, open archway leading through to kitchen/diner, under stairs storage cupboard housing electric meter, electric consumer unit and gas meter, fitted storage cupboard with slatted shelving housing the gas central heating boiler, original feature floorboards.

## **Kitchen/Diner**

13'8" x 12'2" (4.19 x 3.72)

Double aspect, double glazed windows to the rear and side elevations overlooking the rear garden, set of double glazed French doors giving access onto the rear garden, feature skylight, double glazed door to side elevation giving access to the lean too, radiator, modern fitted kitchen with a range of matching wall and base level units with straight edge laminate worktop surfaces, plumbing space for slimline dishwasher, space for freestanding American style fridge/freezer, stainless steel bowl and half sink with drainer and mixer tap, plumbing space for washing machine, additional under counter space for tumble dryer, integrated electric double oven, worktop mounted gas hob with fitted extractor hood above, door giving access to ground floor wc, original feature floorboards.

## **Back Porch**

16'1" x 3'3" (4.91 x 1)

Two obscured double glazed doors to the front and rear elevations leading down the side of the property with gated access leading to the front of the property, tiled walls, aqua panelled wall, power points.

## **Ground Floor WC**

Obscured side aspect double glazed window, low level wc, vanity unit with wash hand basin, mixer tap and tiled splashback, radiator, timber floor.

## **First Floor Landing**

Stairs leading to first floor, side aspect obscured double glazed window on half landing, on first floor landing, radiator and stairs leading to second floor.

## **Bedroom One**

17'3" x 12'10" (5.26 x 3.93)

Double glazed bay window to front elevation, radiator, feature fireplace with a travertine stone hearth, two bespoke built in wardrobes with hanging space and shelving, cornice ceiling and ceiling rose.

## **Bedroom Two**

15'9" x 13'9" (4.81 x 4.20)

Double glazed window to rear elevation, radiator, feature fireplace with tiled hearth, fitted storage cupboard with shelving, cornice ceiling.

## **Bedroom Three**

10'2" x 10'4" (3.12 x 3.16)

Double glazed window to front elevation, radiator.

## **Family Bathroom**

Obscured double glazed window to rear elevation, one heated white towel rail, white bathroom suite comprising panelled enclosed corner bath with seat, vanity unit with wash hand basin and storage cupboards beneath, fitted bathroom mirror unit with bathroom cabinet and lighting, electric shaver point, large walk in shower cubicle with spa style shower, wall mounted shower controls, shower attachment and seat, fully tiled walls and tiled floor.

## **Separate WC**

Obscured double glazed window to side elevation, radiator, low level wc, decorative storage cupboards and shelves, tiled floor.

## **Second Floor Landing**

Stairs leading to second floor, obscured double glazed window to side elevation on half landing, wall mounted up-lighter.

## **Bedroom Four**

15'1" x 13'11" (4.60 x 4.25)

Double glazed window to front elevation, radiator.

## **Bedroom Five**

13'10" x 8'6" (4.23 x 2.60)

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

## **Shower Room**

Obscured double glazed window to the side elevation, heated chrome towel rail, modern white suite comprising vanity unit with wash hand basin, storage cupboard beneath and tiled splashback, low level wc, walk in shower cubicle with wall mounted shower control, shower attachment and rain affect shower head, access panel giving access into eaves storage, tiled floor, part tiled walls, extractor fan, recessed ceiling spotlights.

## **Storage Room**

7'11" x 8'1" (2.42 x 2.48)

Large storage room, with power points and lights.

## **Externals**

### **Rear Garden**

Walled garden with patio laid area, the rest of the garden is mainly laid to lawn with mature plant and shrub borders, raised flowerbeds/vegetable boxes, additional raised patio area suitable for seating or alfresco dining, timber garden shed, external power points, outside tap. Plum, pear,grape vine, olive and fig trees.

### **Front Garden**

Small front garden that is laid to lawn with extensive and mature plant, shrub borders, two apple trees, bloc paved driveway providing off road parking for multiple vehicles.

### **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 931 SQ.FT.  
(86.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 697 SQ.FT.  
(64.8 SQ.M.)

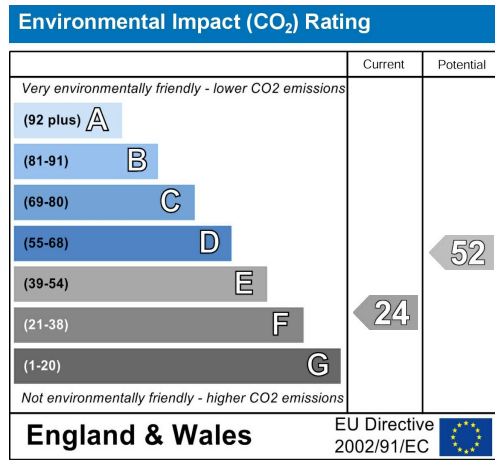
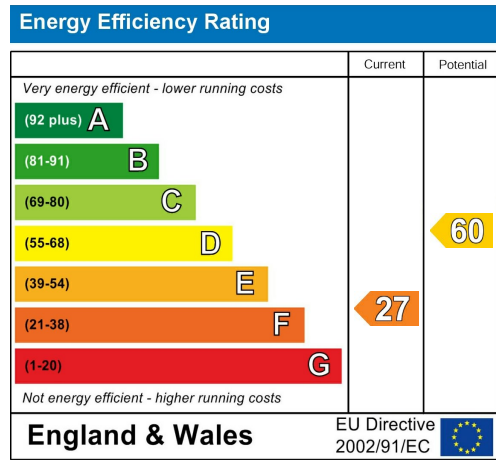


2ND FLOOR  
APPROX. FLOOR  
AREA 531 SQ.FT.  
(49.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 2159 SQ.FT. (200.6 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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