

**RUSH  
WITT &  
WILSON**



**Flat 2, Tudor Cottage, 38 Manor Road, Bexhill-On-Sea, East Sussex TN40 1SN  
£355,000**

**A very special three bedroom first floor apartment, occupying the entire first floor portion in a stunning circa.1920's detached mock tudor house, with its own extensive private gardens, garage, off road parking, conveniently situated close to Bexhill town centre with its excellent range of shopping facilities and services, Bexhill Seafront and mainline railway station into London. A beautiful example of mock Tudor renaissance the property has two inglenook fireplaces, latched doors, exposed joinery and heavily beamed throughout, leaded double glazed windows, beautiful private entrance hall, kitchen/ breakfast room, gas central heating system, share of freehold, two en-suite bathrooms, cloakroom and VACANT POSSESSION, viewing comes highly recommended by RWW sole agents. Council Tax Band C. EPC tbc.**



### **Private Entrance Hallway**

With exposed beams and joinery, Elizabethan style entrance door, window overlooks the side elevation, two double radiators, windows to the front and side elevations, access to a vast loft space area ( potential for conversion subject to the usual planning permissions being granted), large cloaks cupboard, additional storage cupboard, airing cupboard.

### **Cloakroom**

WC with low level flush, corner wash hand basin, double radiator, half height wall tiling, window to the front elevation.

### **Living Room**

18'0" x 16'1" (5.50 x 4.91)

Windows overlook both the rear and side elevations with a southerly aspect, double radiator, stunning ingle nock fireplace with seating areas and windows to either side, exposed beams and joinery.

### **Kitchen/ Breakfast Room**

12'2 x 9'3 (3.71m x 2.82m)

Fitted kitchen comprising a range of base and wall units, straight edged worktops, single drainer stainless steel sink unit, plumbing for washing machine and dishwasher, integrated double oven with grill, gas hob with tiled splashbacks, two windows overlook the rear elevation, double radiator, exposed beams.

### **Bedroom One**

17'3" x 12'8" (5.27 x 3.87 )

Window to the side and rear elevations, double radiator, additional ingle nock fireplace with seating and two windows to the side elevation, exposed beams and joinery, built in wardrobe cupboard.

### **En- Suite Bathroom**

Suite comprising corner bath with ornate hand/shower attachment, wc with low level flush, pedestal mounted wash hand basin, double radiator, half height wall tiling, window overlooks the front elevation, exposed beams.

### **Bedroom Two**

17'8" x 9'10" (5.41 x 3)

Window to the front elevation, double radiator.

### **En-Suite Shower Room**

Suite comprising walk in shower with chrome controls and electric shower unit, wall mounted wash hand basin with vanity unit beneath, double radiator, half height wall tiling, electric shaver point with light and mirror.

### **Dining Room/Bedroom Three**

15'0" x 14'3" (4.59 x 4.35)

Window overlooks the front elevation, double radiator, exposed beams and joinery, boiler cupboard housing the domestic hot water and central heating boiler.

### **Outside**

#### **Private Gardens**

With a southerly aspect, extensive in size, mainly laid to lawn, beautifully planted shrubbery and trees of various kinds, all enclosed by fencing, summerhouse, cobbled pathways.

#### **Garage**

Attached garage with pitched tiled roof, power and light, outside water tap, eaves storage.

#### **Off Road Parking**

Accessed via a gravelled driveway, situated to the front of the garage.

#### **Lease and Maintenance**

Share of freehold, 940 years remaining on the lease, service charges as and when required.

#### **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.



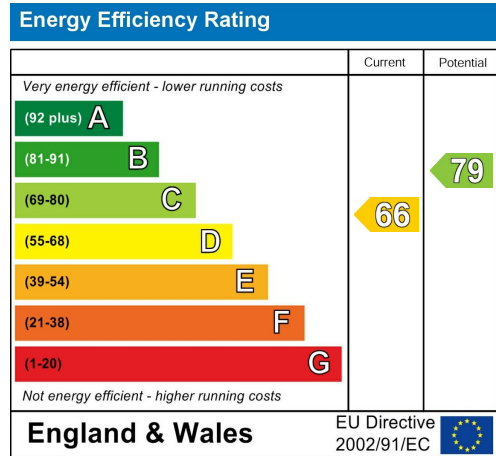
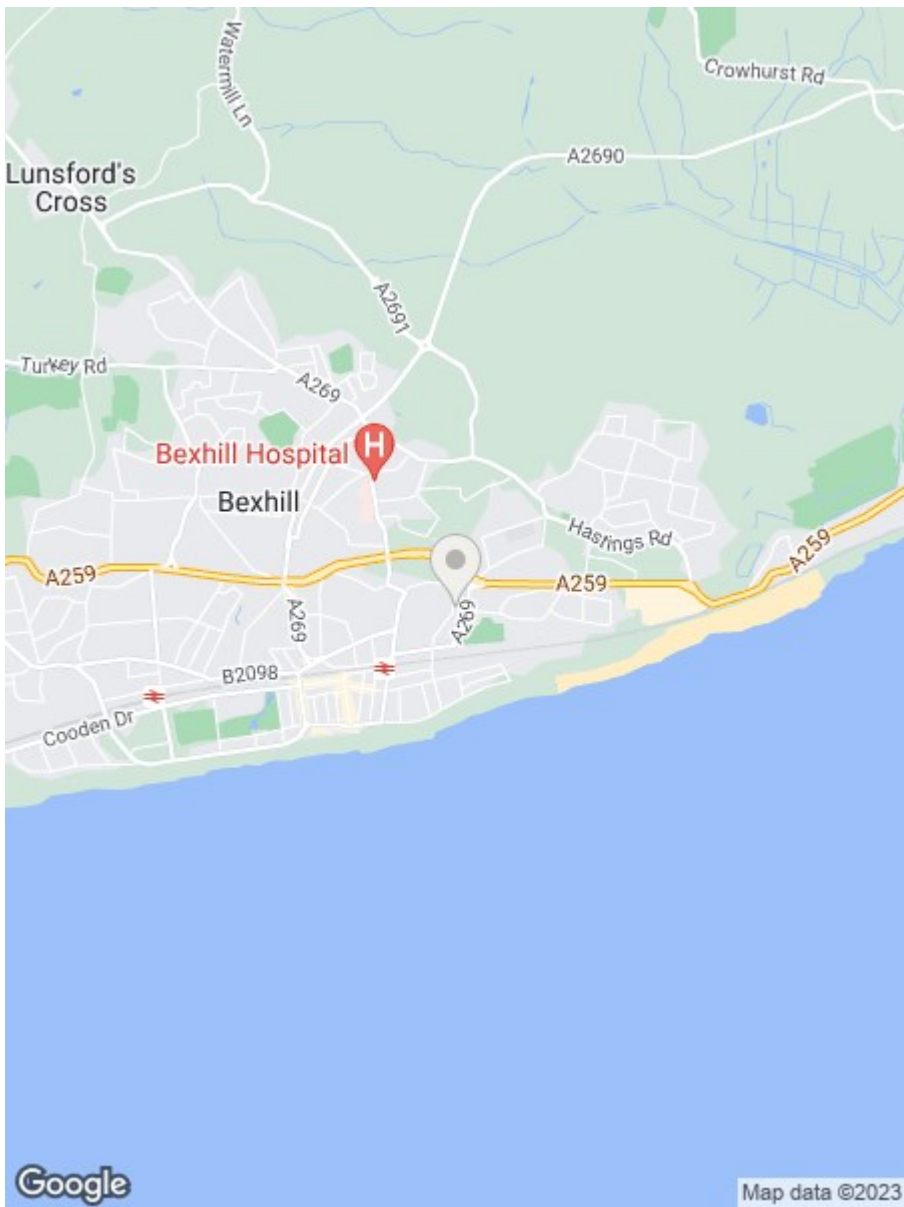


1ST FLOOR  
1290 sq.ft. (119.8 sq.m.) approx.

ENTRANCE FLOOR  
57 sq.ft. (5.3 sq.m.) approx.

TOTAL FLOOR AREA : 1346 sq.ft. (125.1 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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