

**RUSH
WITT &
WILSON**



**Osborn House High Street, Bexhill-On-Sea, East Sussex TN40 2HA
£550,000**

A very special five bedroom grade II listed Georgian mansion house situated in the beautiful Old Town at Bexhill, built circa. late 1700's, Osborn House is one of the finest Georgian examples to be found locally with a stunning reception hall entrance, kitchen/ breakfast room complete with AGA, living room, five bedrooms arranged over the first and second floor with two bathrooms- en-suite to master, private and secluded- high walled rear garden, residents parking is available at the Manor Barn but please check with Rother District Council to confirm this - see agents note, VACANT POSSESSION. Viewing comes highly recommended by RWW sole agents.

Brief History of the Old Town Bexhill-

Until the development of the coastal resort of Bexhill-on-Sea in the late 19th Century, the 'Old Town' was the main settlement. At its heart was the Manor of Bexhill, owned successively by the Church, Robert D'Eu of France, the Church (again) and the Sackville family. The settlement and the surrounding land also formed the Hundred of Bexhill and has a long and rich history, dating back to Saxon times.

When King Offa of Mercia conquered the South Saxons he granted eight hides of land (nearly 500 acres) at Bixlea to Oswald, Bishop of Selsey, to build and endow a church. This church would be the foundation of the parish of St Peters. Although the church would be extensively remodelled over time, some early stonework from this time survive buried in the current walls. The charter which was signed on August 15th 772 AD became the first recorded date in the history of the town, and would pave the way for the Hundred of Bexlei (a division of the shire used military and judicial purposes). After Oswald's death, Bixlea reverted to ownership of the See of Selsey, and remained so until the Norman Conquest in 1066.



Entrance Reception Hall

17'3 14'7 (5.26m 4.45m)

Window to the front elevation, stunning original front door, two double radiators, large understairs storage cupboard.

Kitchen/Breakfast Room

27'7 x 11'8 (8.41m x 3.56m)

Window to the rear and side elevation, overlooking the rear garden, tiled floor, double radiator, feature fireplace, storage cupboard, bespoke kitchen comprising quartz worktops with butler sink and mixer tap, AGA cooker with ovens and hotplates, space for American style fridge/freezer, integrated dishwasher, space for washing machine and tumble dryer, tiled floors, door leading out to the rear garden, cream base and wall units, tiled splashbacks, ceramic hob.

Living Room

10'1 x 14'6 (3.07m x 4.42m)

Window to the front elevation, double radiator, marble fireplace with real flame gas solid fuel effect fire.

First Floor Landing

Window to the front elevation, westerly facing, double radiator.

Bedroom One

12'7 x 11'4 (3.84m x 3.45m)

Window to the front elevation, double radiator, built in wardrobe cupboards.

Jack And Jill Bathroom

Comprising roll top bath with clawed feet and hand/shower attachment, wc with low level flush, ornate wash hand basin, walk in shower with fixed showerhead and hand shower attachment, tiled splashbacks, roll top radiator with chrome heated towel rail, window to the rear elevation, tiled floor.

Bedroom Two

13'8 x 11'9 (4.17m x 3.58m)

Double radiator, window overlooks the rear elevation.

Bathroom

WC with low level flush, pedestal wash hand basin, panelled bath with hand/shower attachment, window to the rear elevation, double radiator, tiled walls.

Bedroom Three

15'2 x 10'4 (4.62m x 3.15m)

Window to the front elevation, double radiator.

Second Floor Landing

Stairs lead to second floor landing.

Bedroom Four

14'8 x 10'7 (4.47m x 3.23m)

Window to the front elevation, double radiator.

Bedroom Five

10'9 x 13'3 (3.28m x 4.04m)

Double radiator, window to the side elevation, access to eaves storage.

Outside**Private Rear Garden**

Side access available, mainly laid to lawn with a whole host of beautifully planted mature shrubbery, trees and plants of various kinds, flint stone and patio areas areas for alfresco dining, beautiful flint wall can be found to the left of the property, all enclosed with wall and shrubbery.

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.

Please be advised Residents Parking at the Manor Barn maybe available at £365 p.a if required but you will need to check this with Rother District Council.



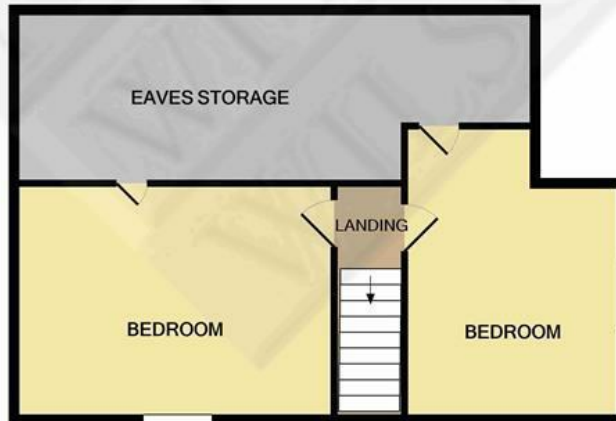




GROUND FLOOR
APPROX. FLOOR
AREA 721 SQ.FT.
(67.0 SQ.M.)



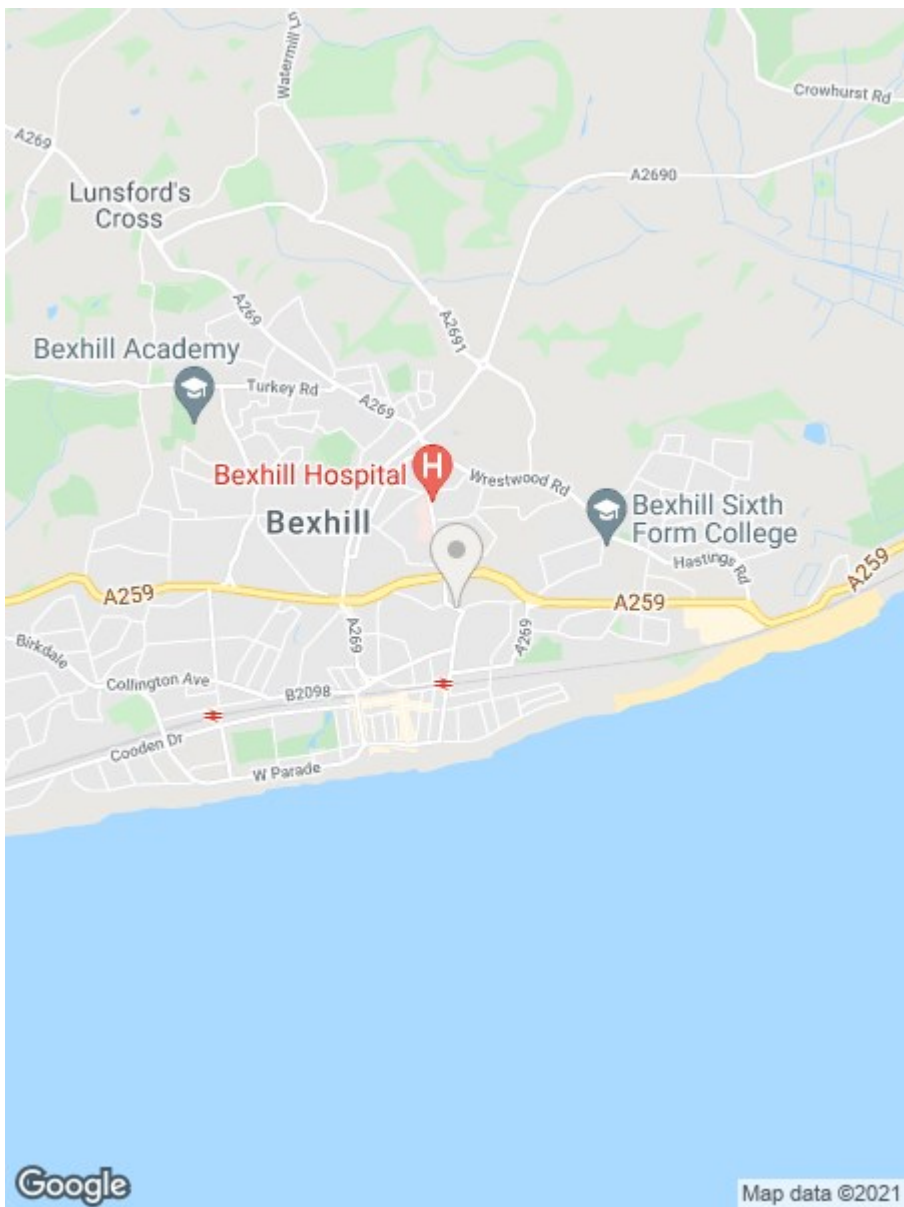
1ST FLOOR
APPROX. FLOOR
AREA 723 SQ.FT.
(67.2 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 490 SQ.FT.
(45.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1935 SQ.FT. (179.7 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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