

**RUSH  
WITT &  
WILSON**



**36 Belle Hill, Bexhill-On-Sea, East Sussex TN40 2AG**  
**£450,000**



**A very charming detached three bedroom cottage, built circa. 1800, heavily beamed, three reception rooms, open fireplaces, latched doors, sympathetically restored by the current vendors, gas central heating system, double glazing, beautiful private cottage gardens to the front- rear and side, workshop, log store, summer house, single garage with option to purchase an additional three by negotiation, one bedroom attached ANNEX consisting private entrance- living room with fireplace- bathroom- kitchen- shower room- first floor bedroom. Viewing comes highly recommended by RWW. Council Tax Band C.**





**Entrance Lobby**

With windows to both side elevations, entrance door, double radiator.

**Entrance Hall**

**Living Room**

18'9" x 10'6" (5.74m x 3.22m)

Two windows overlook the side elevation, further window to the front elevation, brick open fireplace with oak mantle, exposed beams.

**Study**

6'4" x 4'11" (1.94m x 1.50m)

Window overlooks the rear elevation, shelving.

**Dining Room**

11'6" x 10'7" (3.53m x 3.23m)

Window to the side elevation, double radiator, brick fireplace with wood burning stove, exposed beams and joinery.

**Kitchen/ Breakfast Room**

13'6" x 9'7" (4.13m x 2.93m)

Windows overlook both side elevations, double radiator, fitted kitchen comprising a range of base units, single drainer stainless steel sink unit, plumbing for washing machine, space for cooker, space for fridge/freezer, double radiator, flagstone flooring, exposed beams, door leading out to the rear garden.

**Bathroom**

Suite comprising walk in shower with shower controls and showerhead, wc with low level flush, wall mounted wash hand basin with tiled splashback, wall mounted gas central heating and domestic hot water boiler.

**Inner Hallway**

Window to the side elevation, under stairs storage cupboard.

**First Floor Landing**

Large built in linen cupboard.

**Bedroom One**

10'3" x 11'5" (3.13m x 3.48m)

Window to the front elevation, double radiator, exposed joinery, built in wardrobe cupboard.

**Bedroom Two**

10'9" x 11'4" (3.28m x 3.47m)

Window to the front and side elevations, double radiator, exposed floorboards.

**Bedroom Three**

10'0" x 6'9" (3.05m x 2.08)

Window to the side elevation, single radiator.

**Bathroom**

Suite comprising panelled bath with hand/shower attachment, wc with low level flush, pedestal wash hand basin, half height wall tiling, obscured glass window to the rear elevation, double radiator.

**Annex**

**Kitchen**

9'6" x 5'8" (2.92m x 1.75m)

With private entrance, window to the rear elevation, fitted kitchen comprising a range of base units with laminate worktops, single drainer sink unit, plumbing for washing machine, flagstone floor tiling, exposed joinery.

**Living Room**

17'10" x 10'0" (5.45m x 3.05m)

Windows to the side and front elevation, exposed beams and joinery, brick built feature fireplace with oak bessemer and additional entrance door.

**Shower Room**

Walk in shower with wall mounted electric shower unit, controls and showerhead, wall mounted wash hand basin, wc with low level flush, obscured glass window to the rear elevation.

**Dressing Room Area**

With window to the front elevation, vanity unit, shelving.

**Bedroom**

9'10" x 10'9" (3.01m x 3.30m)

With exposed beams and joinery, window to the side elevation, door into eaves storage area.

**Outside**

**Front Gardens**

Beautiful arranged cottage style garden, enclosed with

retaining walls, pathway leads to the front entrance accessed via wrought iron gate, well stocked shrub and flowerbeds.

**Side & Rear Gardens**

Extensive, mainly laid to lawn enclosed with original brick walls, there is a working well, patio areas for alfresco dining, timber framed summer house, large log store, brick built workshop with power and light.

**Garage- Additional Three Available**

Single garage with power, light and up and over door, three additional adjoining garages can be purchased through separate negotiation if 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.







GROUND FLOOR  
867 sq.ft. (80.6 sq.m.) approx.

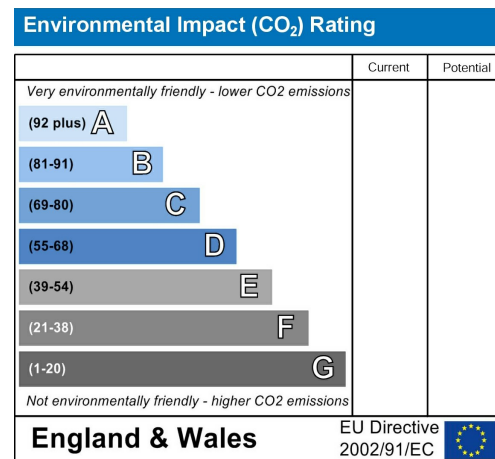
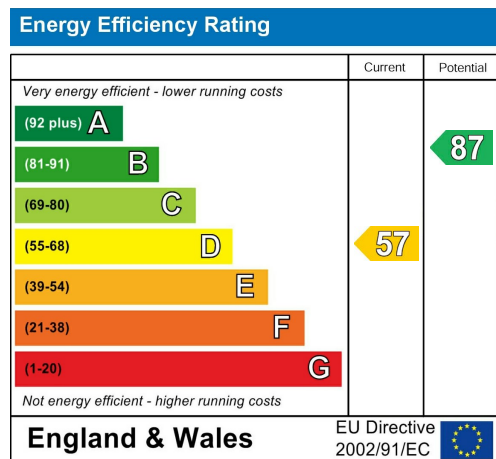
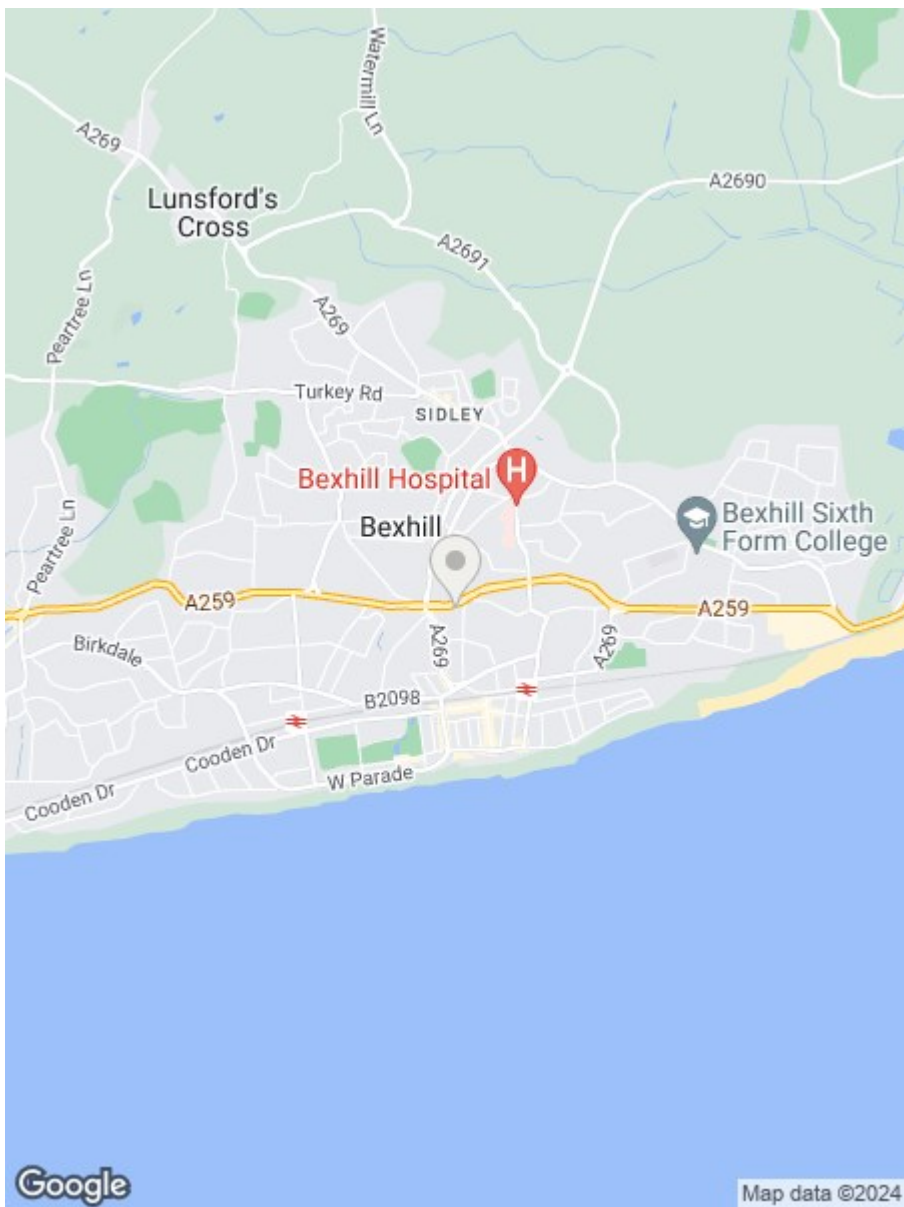


1ST FLOOR  
683 sq.ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA : 1550 sq.ft. (144.0 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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**RUSH  
WITT &  
WILSON**

**Residential Estate Agents  
Lettings & Property Management**



**3 Devonshire Road  
Bexhill-on-Sea  
East Sussex  
TN40 1AH  
Tel: 01424 225588  
bexhill@rushwittwilson.co.uk  
www.rushwittwilson.co.uk**