

**RUSH  
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WILSON**



**Barrack Hall Coach House. Belle Hill, Bexhill-On-Sea, East Sussex TN40 2AP  
£625,000**

**A modern, traditional style, three bedroom detached house, built in 2018, located in the highly sought after location of Bexhill Old Town, being walking distance to local shops, coffee shops, Bexhill train station, Bexhill town centre & Manor Barn Gardens. Offering bright & spacious accommodation throughout, the property comprises, living room, modern fitted kitchen/breakfast room, separate dining room, downstairs cloakroom, three double bedrooms with the main benefitting an en-suite. Other internal benefits include under floor heating throughout, double glazed windows and doors, engineered wood flooring, oak doors and many other beautiful features. Externally, the property boasts gated driveway and a stunning, well landscaped private walled garden. Viewing comes highly recommended by RWW Sole Agents.**



### **Entrance Hallway**

Large entrance hall with entrance door, stairs leading to the first floor, storage cupboard with slatted shelving and hanging space, engineered wood flooring, under stairs cupboard housing under floor heating controls.

### **Living Room**

15'2" x 14'3" (4.63 x 4.35)

Triple aspect with windows to the front, rear and side elevation, glass panelled door giving access onto the front patio, engineered wood flooring, feature fireplace with gas log burner stove with mantle.

### **Dining Room**

15'10" x 8'5" (4.85 x 2.57)

Glass panelled French doors giving access onto rear garden, engineered wood flooring, recessed ceiling spotlights.

### **Downstairs WC**

With modern suite comprising wc with low level flush, floating wash hand basin with mixer tap, cupboard housing the electric consumer unit, obscured glass window to the side elevation, tiled floor.

### **Kitchen/Breakfast Room**

14'6" x 11'1" (4.43 x 3.40)

Modern shaker style kitchen with a range of matching wall and base level units with quartz straight edge worktop surfaces, double Belfast sink with drainer and mixer tap, integrated fridge and freezer, dishwasher and washer/dryer. Space for range cooker, gas boiler for domestic hot water boiler and underfloor heating, dual aspect with double glazed window to side elevation and glass panelled French doors giving access onto the front patio, engineered wood flooring, recessed ceiling spotlights.

### **First Floor Landing**

Oak staircase leads to the first floor with Velux window to the side elevation, access to loft space (the loft is boarded and houses hot water cylinder), cupboard housing the under floor heating controls.

### **Bedroom One**

15'8" x 14'2" (4.80 x 4.34)

Juliet balcony to the front elevation, feature window to the side elevation. Extensive, bespoke fitted 'Hammonds' wardrobes with hanging space and shelving.

### **En-Suite**

Modern suite comprising wc with low level flush, vanity unit with wash hand basin and mixer tap, walk in shower cubicle with chrome wall mounted shower controls and chrome shower attachment and rain effect shower head, tiled walls, tiled splashbacks, quartz splashbacks, Velux window to the rear elevation, chrome heated towel rail.

### **Bedroom Two**

15'5" x 11'11" (4.70 x 3.64 )

Windows to the side elevation overlooking the garden and Barrack Hall Park, a range of bespoke fitted 'Hammonds' furniture including wardrobes, shelving, drawers, dressing table and cupboards.

### **Bedroom Three**

13'1" x 9'6" (4.00 x 2.92)

Double glazed windows to the rear elevation overlooking the rear garden and Barrack Hall Park, recessed ceiling spotlights.

### **Bathroom**

Modern suite comprising 'P' shaped bath with hot and cold tap, chrome wall mounted shower chrome shower controls, chrome shower attachment and chrome shower head, wc with low level flush, vanity unit with wash hand basin and mixer tap, wall mounted bathroom cupboard, obscured glass window to the rear elevation, chrome heated towel rail.

### **Outside**

#### **Front Garden**

The property is approached via long drive leading to gated access, off road parking for multiple vehicles, front patio area suitable for alfresco dining.

#### **Rear of Property**

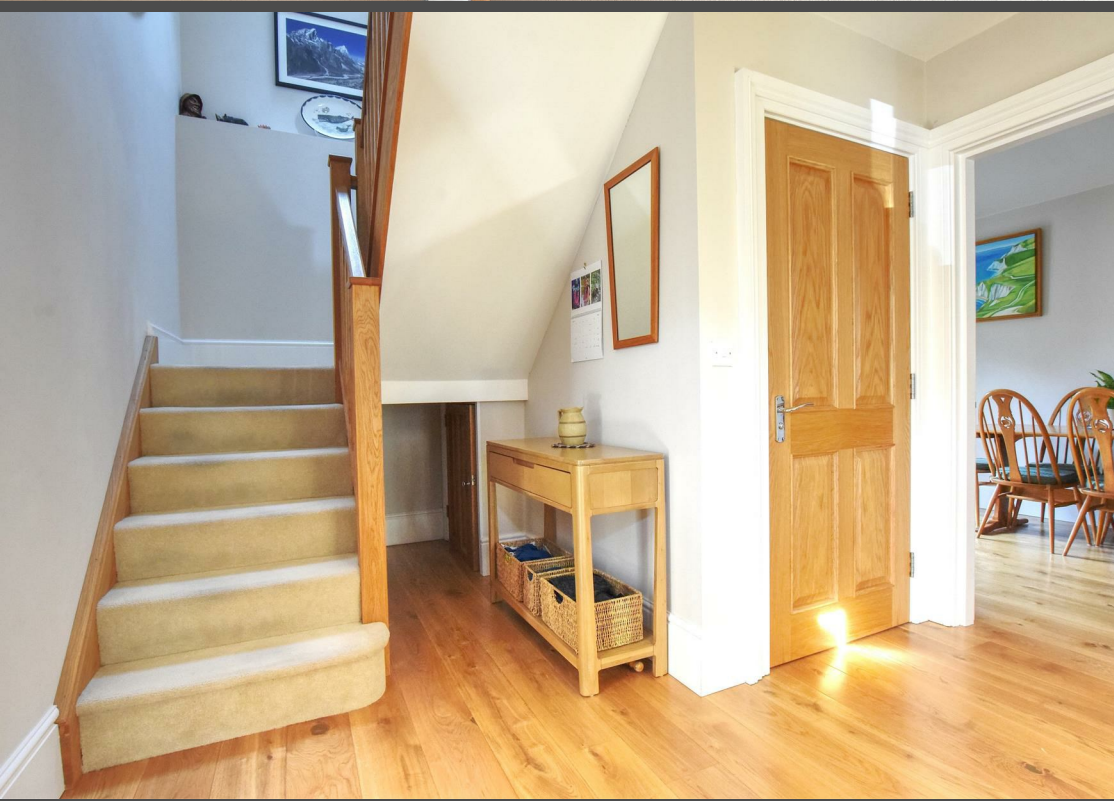
With two timber framed sheds to the rear of the property, outside tap, weatherproof double power sockets, external lighting with two wall lights on motion detector sensor, two Keter outdoor storage units.

#### **Private Side Garden**

Westerly facing garden, mainly laid to lawn with raised patio areas and timber framed summer house. Well established garden with various plants, trees and flowerbeds of various kinds, enclosed to all sides, feature flint stone wall, backing onto fields, offering privacy and seclusion.

### **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  
651 sq.ft. (60.5 sq.m.) approx.

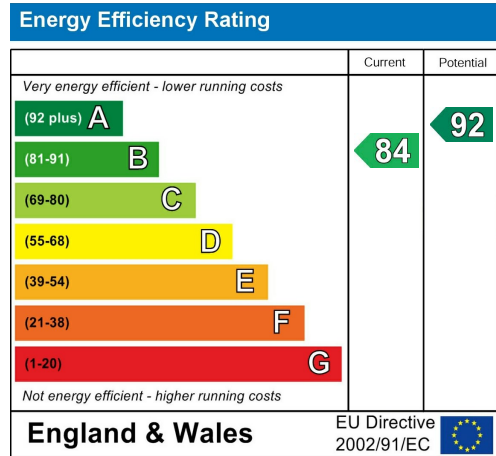
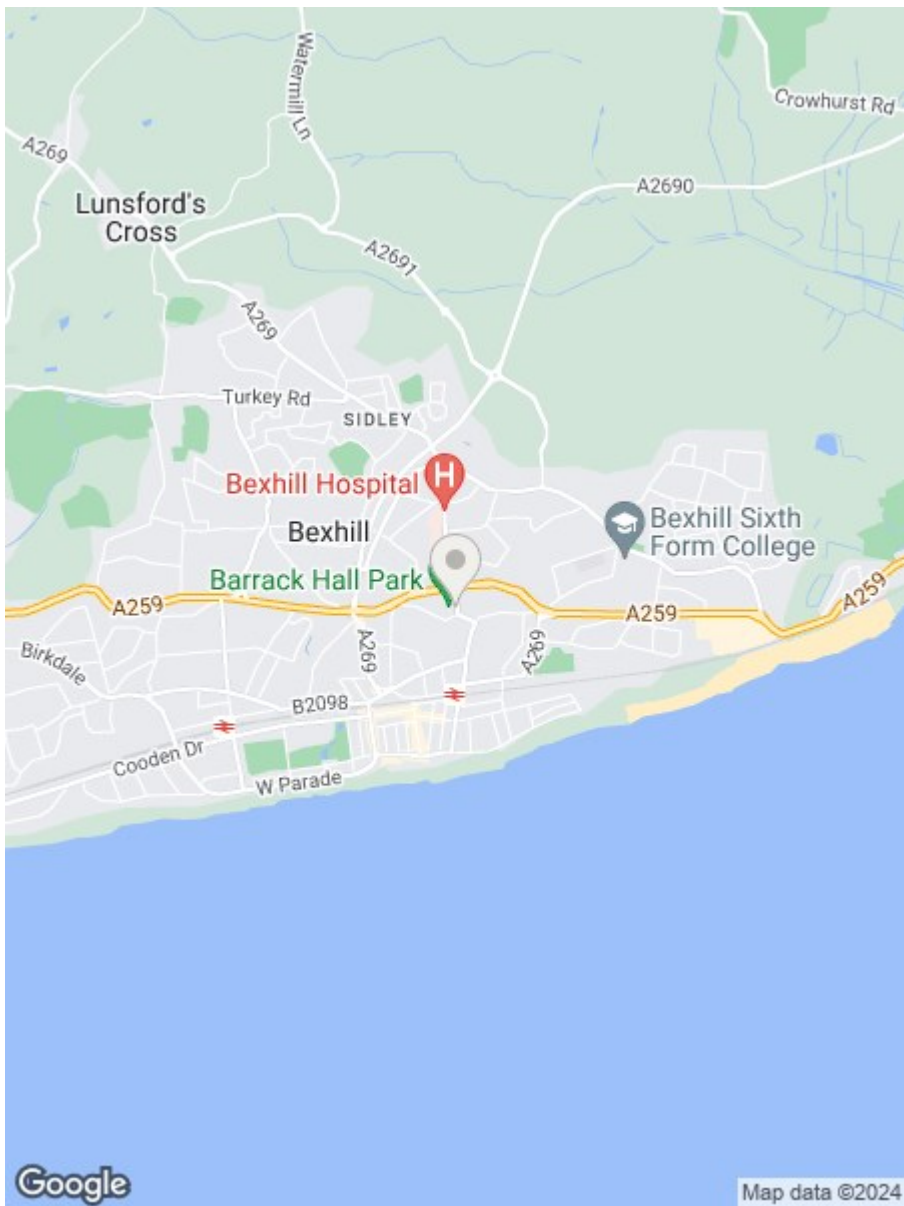


1ST FLOOR  
732 sq.ft. (68.0 sq.m.) approx.

TOTAL FLOOR AREA : 1383 sq.ft. (128.5 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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