

**RUSH  
WITT &  
WILSON**



**7 Westville Road, Bexhill-On-Sea, East Sussex TN39 3QB  
Offers In Excess Of £660,000 Freehold**

## About this property

A beautiful, substantial detached family house, superbly renovated by the current vendors, retaining character and charm throughout. Internally, the property comprises, large entrance hallway, central staircase, double aspect bay fronted sitting room, stunning open plan kitchen, dining, living room with doors and windows overlooking the rear garden, utility room, downstairs shower room, four double bedrooms and family bathroom suite. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout.

Externally, the property boasts off road parking for multiple vehicles, garage (currently operated as a home salon), private front garden, and a beautifully landscaped, private rear garden, mainly laid to lawn with patio area suitable for 'Alfresco' dining, enclosed to all sides offering privacy and seclusion.

The property comes situated in this highly convenient and sought after location of Collington, Bexhill, within very short walking distance to Bexhill Town Centre, Bexhill Train Station & Collington Train Station, and Bexhill Seafront.

Viewing comes highly recommended by Rush, Witt & Wilson Sole Agents.





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Floor 0

Approximate total area<sup>(1)</sup>

146.8 m<sup>2</sup>

1580 ft<sup>2</sup>



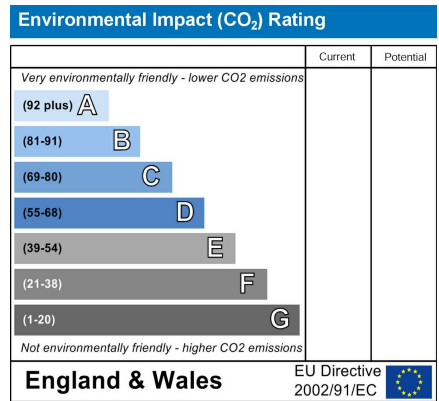
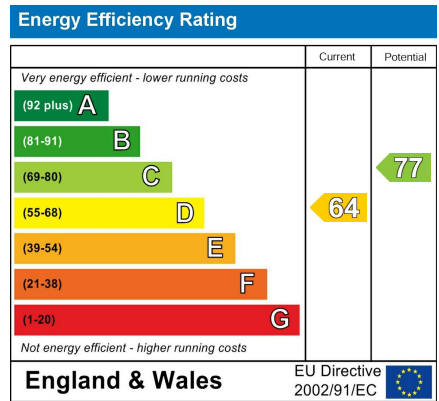
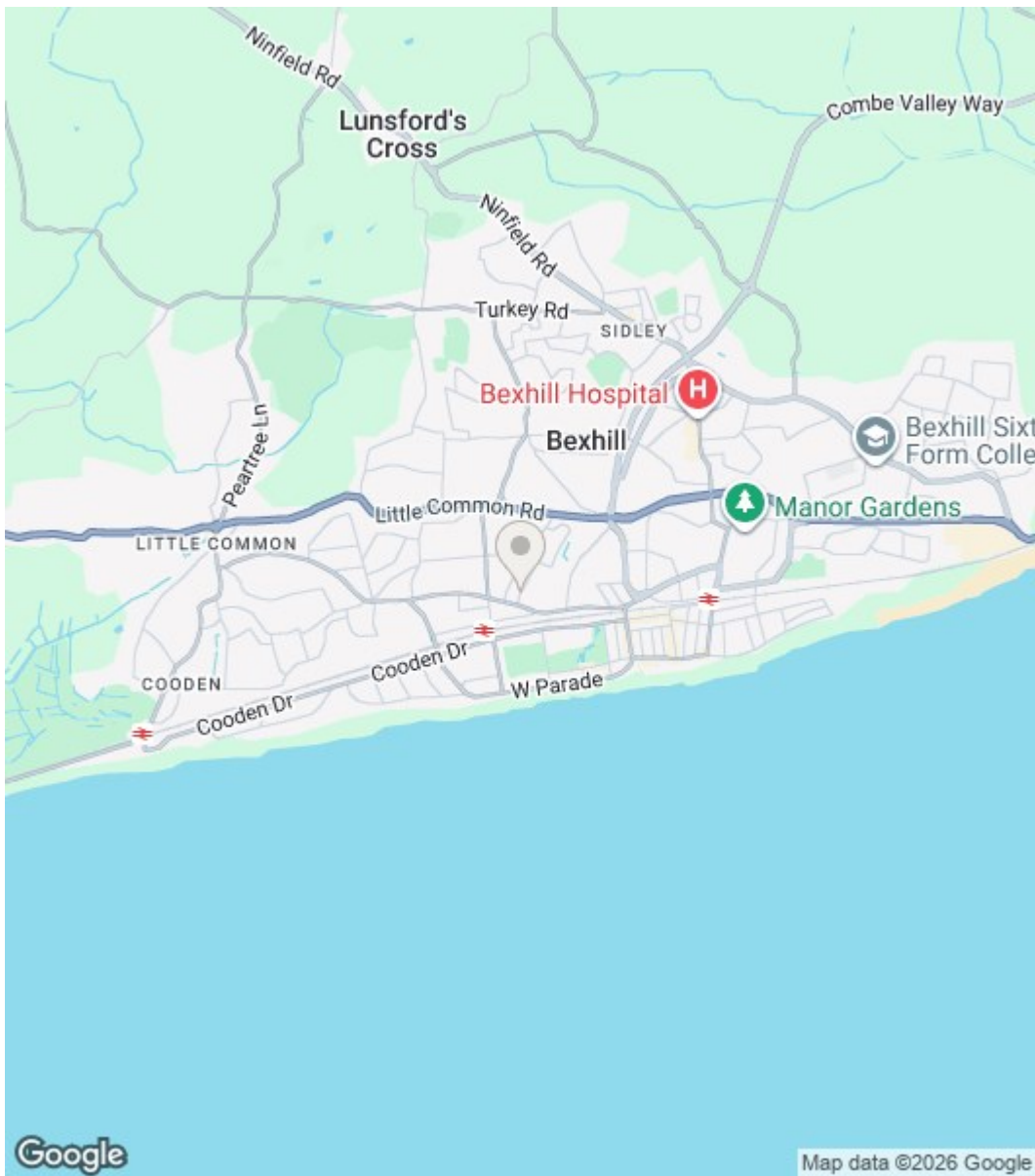
Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Council Tax Band - F

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

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