

RUSH  
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**8 Whydown Place Whydown Road, Bexhill-On-Sea, East Sussex TN39 4RA**  
**£272,000**

**A very special two bedroom penthouse apartment situated in a converted mansion house built circa. 1912 set in approx. four acres of stunning mature communal gardens, long graveled private drive approach, garage, peaceful semi-rural location, two bathrooms, en-suite to master bedroom, dressing room, three reception rooms, two wood-burning stoves, modern electric radiator heating, exposed joinery throughout, two bathrooms, sun balcony, double glazed windows, two separate entrances, The property situated in Whydown Place comes with share of freehold. Viewing comes highly recommended by RWW sole agents.**



### **Communal Entrance**

Entryphone system, stairs to penthouse apartment.

### **Private Entrance Hallway**

With entrance door.

### **Living Room**

24'4 x 13'2 (7.42m x 4.01m)

Dual aspect with windows to both side elevations, French doors leading out to sun balcony with stunning views of the adjoining gardens, wood burning stove set in ornate surround, exposed joinery, modern electric radiator, plantation blinds.

### **Dining Room**

30'5 x 8'3 (9.27m x 2.51m)

Exposed joinery, built in storage cupboards, access to roof space, modern electric heater, wood burning stove set on slate plinth, windows to both side elevations, plantation blinds.

### **Inner Hallway**

Window to side elevation, built in storage cupboard, wall mounted modern electric radiator, additional side staircase giving access to the stunning grounds.

### **Hobbies Room**

25'6 x 16'3 (7.77m x 4.95m)

Window to side elevation, exposed joinery and beams, modern electric radiator.

### **Kitchen**

10'5 x 9'6 (3.18m x 2.90m)

Window to both side and rear elevations, modern bespoke fitted kitchen comprising a range of base and wall units with wood block affect worktops, built in oven and grill with induction hob, extractor canopy and lights, plumbing for washing machine, space for fridge/freezer, single drainer enamel sink unit with mixer tap and tiled splash backs, ceramic tiled floor.

### **Bedroom One**

17'6 x 14'3 (5.33m x 4.34m)

Window to front elevation, modern electric radiator, further window to side, plantation blinds.

### **En-Suite Bathroom**

Comprising roll top bath with ornate hand shower

attachment, ornate wash hand basin, wc with low level flush, wood flooring, tiled splash backs and window to front elevation.

### **Bedroom Two**

14'2 x 12'5 (4.32m x 3.78m)

Windows to both rear and side elevations, modern wall mounted electric radiator.

### **Dressing Room/Bedroom Three**

12'9 x 11'9 (3.89m x 3.58m)

Wall mounted modern electric radiator, exposed beams.

### **Bathroom**

WC with low level flush, ornate wash hand basin, walk in shower with chrome controls and chrome shower head, window to side elevation, electric shaver point, heated chrome towel rail.

### **Outside**

Approximately four acres of stunning stately home liked grounds,

### **Lease and Maintenance Details**

he property has a share of Freehold. 999 year lease from 1999. MAINTENANCE: £140 per calender month. Includes buildings insurance, garden maintenance, roof repairs, all outside works. The building is managed by the residents and the company is Whydown Place Ltd.

### **Garage En-Bloc**

To the front of the property.

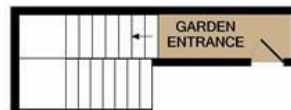
### **Agents Note**

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.





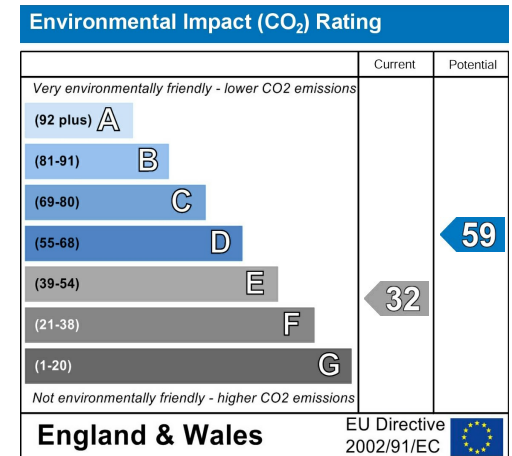
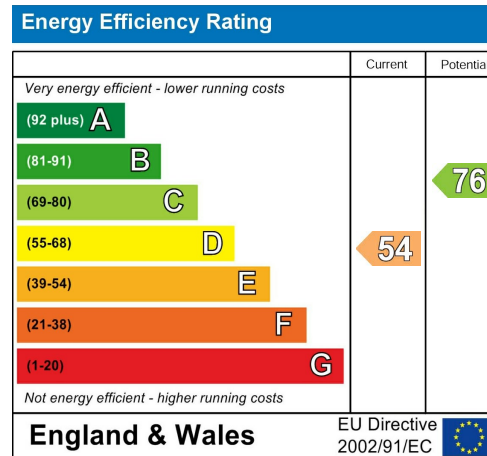
MAIN FLOOR  
 APPROX. FLOOR  
 AREA 1833 SQ.FT.  
 (170.3 SQ.M.)



GARDEN ENTRANCE  
 APPROX. FLOOR  
 AREA 76 SQ.FT.  
 (7.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1909 SQ.FT. (177.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such for any prospective purchase.  
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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**