




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

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£300,000 The Salt Box, Church Street, Bexhill TN40 2HE
🛏️ 3 Bedroom 🚿 1 Bathroom 🪑 1 Reception



AT A GLANCE...

A truly remarkable Grade II listed cottage dating back to the early 1500s, 'The Salt Box'. Featuring a wealth of character, charm, and original features on three floors, with stunning views of St Peter's Church. Within walking distance of Manor Barn Gardens and situated in Church Street amongst charismatic buildings.

Featuring versatile accommodation over three floors, the property includes a dual-aspect kitchen/breakfast room with space for appliances, a utility cupboard and a stable door to the courtyard. Additionally, the ground floor has a living room boasting a feature dual-fuel log-burner fireplace and space for a dining table & chairs. Located on the first floor is a generously sized bathroom suite and two double bedrooms, one used as an additional living area. On the second floor is a further double bedroom. Furthermore, the property has been lovingly restored over time to remain true to its age and natural charm. The property also benefits from an abundance of storage cupboards.

The Salt Box, Church Street, Bexhill, East Sussex, TN40 2HE

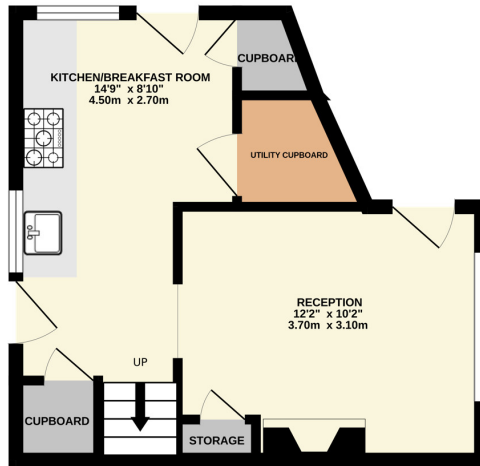
 3 Bedroom  1 Bathroom  1 Reception



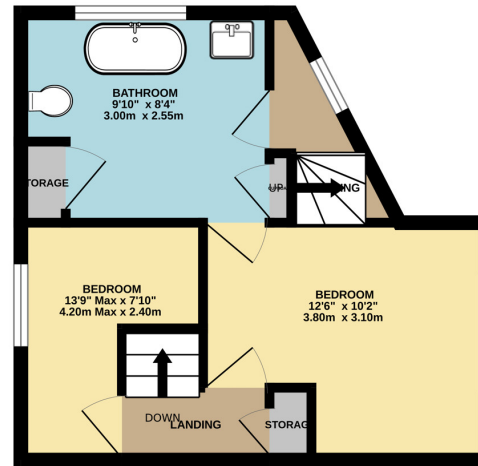
Key Features:

- Grade II Listed Cottage
- Three Double Bedrooms
- Pretty Courtyard Garden
- Adjacent To St Peters Church & The Manor Barn
- Picturesque Bexhill Old Town Location
- Original Features, Character & Charm
- Accommodation Over Three Floors

GROUND FLOOR
280 sq.ft. (26.0 sq.m.) approx.



1ST FLOOR
287 sq.ft. (26.6 sq.m.) approx.



2ND FLOOR
101 sq.ft. (9.4 sq.m.) approx.



TOTAL FLOOR AREA : 667 sq.ft. (62.0 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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Outside

A private walled rear garden allows you to enjoy the better weather and alfresco dining. There is a further small area of garden with flower beds, views of this area can be enjoyed from the living room.



Location

The cottage is located in the sought after Old Town location of Bexhill. Close by you will find the the picturesque Manor Barn Gardens and the seafront promenades are within walking distance. Bexhill train station is just 0.4 miles away offering regular routes into; Hastings, Eastbourne, Brighton, Gatwick & London Victoria. The closest Primary School bring St Peters & St Paul's rated as 'outstanding' by OFSTED. The closest secondary School is St Richards also rated as 'Outstanding' by OFSTED.

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