



**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

**£525,000** 6 High Street, Bexhill-on-Sea, East Sussex TN40 2HA  
5 Bedroom 2 Bathroom 3 Reception







## AT A GLANCE...

This exceptional five-bedroom Grade II listed house, is set across three floors and is situated in the heart of the picturesque and historic Old Town, of Bexhill-on-Sea. This period property lies within a conservation area, originally comprising two dwellings which have been reconfigured as a family home. It boasts a wealth of character and charm throughout and was built circa early 1800's.

Accommodation in this very well maintained property is bathed in natural sunlight and the ground floor comprises welcoming entrance hall, Southerly facing living room and study, separate dining room, fitted kitchen, utility room and downstairs cloakroom w/c. Stairs then rise to the first floor with period balustrade having open spindles and sweeping walnut handrail, leading to the landing where the substantial main bedroom can be found boasting views to the South and en-suite shower room with w/c. Two further bedrooms are on this floor along with a very generously sized family bathroom having full size bath and pedestal wash-hand basin and a further separate w/c. Stairs then rise to the second floor with two additional bedrooms with views across to the South and distant sea glimpses.

Other internal benefits include a cellar, ample storage space throughout and gas central heating system. Attractive original features include wooden sash windows, bespoke doors and feature fireplaces. Finally, the charming rear garden offers seclusion and forms the perfect back drop and setting to this very unique home.

An early viewing is highly recommended to fully appreciate all that this delightful property has to offer.

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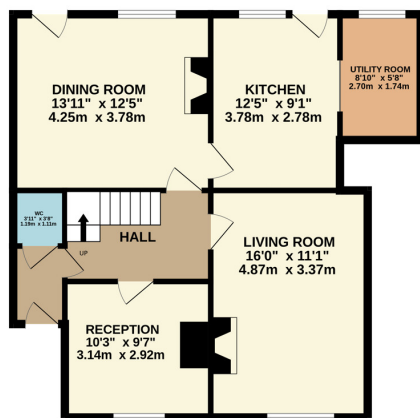


### Key Features:

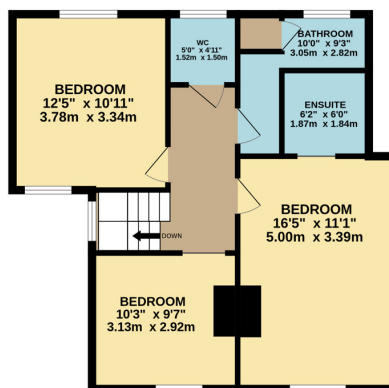
- Impressive Grade II Listed Property
- Two Bathrooms
- Boasts Character And Charm
- Substantial Outbuilding & Workshop
- Rare Opportunity
- Five Bedrooms
- Heart Of Historic Bexhill Old Town
- Two Reception Rooms & Study
- Landscaped And Private Rear Garden

  
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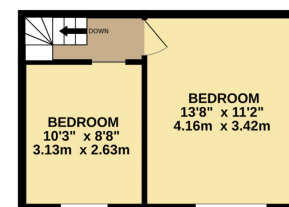
GROUND FLOOR  
693 sq.ft. (64.4 sq.m.) approx.



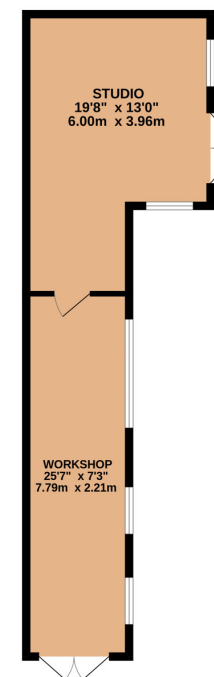
1ST FLOOR  
605 sq.ft. (56.2 sq.m.) approx.



2ND FLOOR  
271 sq.ft. (25.2 sq.m.) approx.



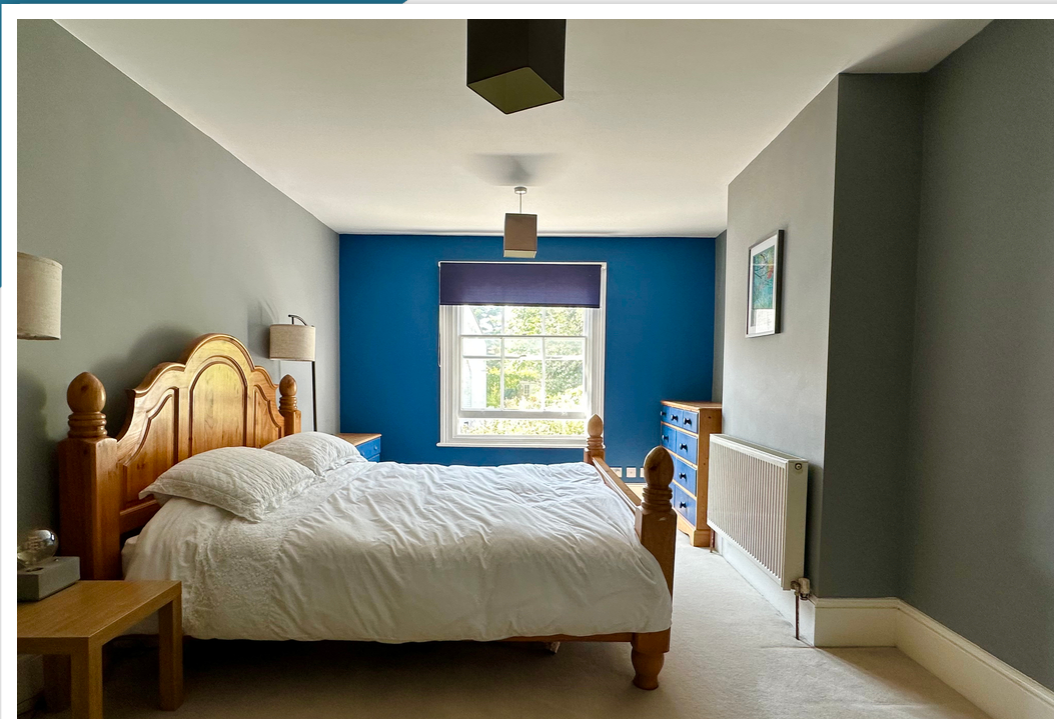
3RD FLOOR  
405 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 1974 sq.ft. (183.4 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

## LOCATION

This substantial property can be found in the sought after area of Bexhill's historic Old Town. Just a few minutes walk away can be found the the picturesque Manor Barn Gardens, where parking can also be found and an annual parking permit can be purchased from RDC and used here if desired. Barrack Hall recreation ground is just a short stroll, 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. There are two excellent schools with-in close walking distance, the Primary School being St Peters & St Paul's which is rated as 'outstanding' by OFSTED and St Richards Catholic College is also rated as 'Outstanding' by OFSTED.

## OUTSIDE

To the outside, the rear garden is a real feature of this property having been landscaped to create a picturesque and charming space to enjoy and relax. This private space boasts a perfect combination of soft and colourful planting alongside a wide variety of low maintenance mature shrubs, all providing the perfect backdrop to enhance the natural charm of the property overall. There are also a number of patio areas suitable for 'Alfresco dining', in the warmer months. In addition the impressive outbuilding being some 45' in length, offers scope for development subject to the necessary planning consents, and would make an ideal studio/workspace or even guest accommodation if desired. It can be accessed via the house or via the secured side path that leads to the garden and outbuilding from the High Street

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