



**BEXHILL**  **ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

11 Church Street, Bexhill-on-Sea, East Sussex TN40  
**£214,950** <sup>2HE</sup>  
2 Bedroom 1 Bathroom 1 Reception







## AT A GLANCE...

Bexhill Estates are extremely proud to present this charming two bedroom Grade II listed mid-terraced cottage, nestled in the heart of Bexhill Old Town, just opposite St Peters Church. This exquisite property has a wealth of original features, with beamed ceilings and original doors, windows and latches and it also boasts a wood burner in the living area. The property has been refurbished with care by the current owners, it has been modernised whilst every effort has been made to enhance the original charm.

Accommodation comprises, stable door opening into the sitting area with sash windows looking out to a Southerly aspect, opening into the kitchen area with range of under worksurface cupboards, built in appliances and large under stairs storage area with space and plumbing for a washing machine. A latched door leads into an inner hallway, leading in turn to the family bathroom with roll top bath and Victorian shower attachment, pedestal wash hand basin and low level W.C. Stairs then rise to the first floor where can be found the two bedrooms, both boasting a wealth of exposed beams and picturesque views over the surrounding neighbourhood. In addition the property benefits from gas central heating.

This property would make an ideal first purchase but also offers investment potential and is currently run as a successful Airbnb.

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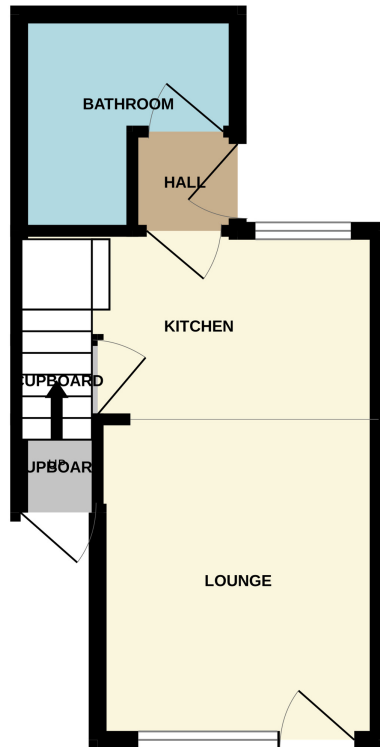


### Key Features:

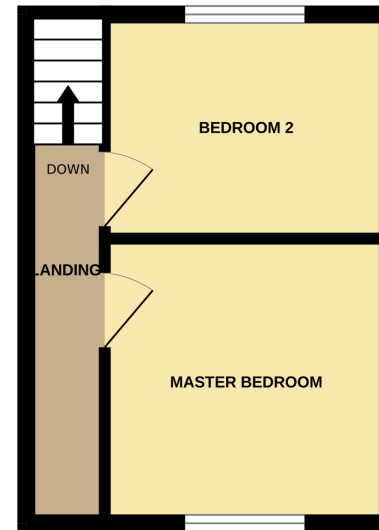
- Exquisite Grade II Listed Cottage
- Heart of Bexhill Old Town
- Wealth of Character
- Charming Views
- Viewing Essential to Fully Appreciate Full Charm
- Two Double Bedrooms
- Rare Opportunity
- Wood Burner in Sitting Room
- Investment Potential

  
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GROUND FLOOR



1ST FLOOR



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>                            |         | 78        |
| (55-68) <b>D</b>                            | 60      |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England, Scotland & Wales                   |         |           |
| EU Directive 2002/91/EC                     |         |           |

## OUTSIDE

The property is accessed via a gated brick pathway leading to the private front door. There are a number of flower beds to the front with attractive planting, and a spacious storage space which would make an ideal bike storage area.

## LOCATION

Nestled in the heart of Bexhill Old Town, the cottage is adjacent to St Peters Church which dates back to the 12th Century approx. The attractive Manor Barn Gardens are a short stroll away with their well cared for grounds, St Peters Community Centre is a stones throw and offers numerous classes and recreational opportunities, and the local cafe's and convenience store are popular with locals and residents from the wider area alike. Bexhill Town centre, mainline railway station and the wonderful seafront are a just 15-20 minute walk away. There is a thriving Old Town Community and Bexhill Estates highly recommend and early inspection.

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