

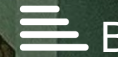
# Abbott & Abbott

Estate Agents, Valuers and Lettings



Barrack Hall Coach House Belle Hill, Bexhill on Sea, TN40 2AP

£550,000





£550,000

# Barrack Hall Coach House Belle Hill

Bexhill on Sea, TN40 2AP

- A highly individual detached house of character in the picturesque Old Town
- Two good reception rooms - including a triple aspect living room
- Contemporary bathroom and cloakroom
- Pretty gardens - including partially walled garden with westerly aspect
- Close to local shop, buses, parish church, and Manor Gardens
- Three double bedrooms - main bedroom with en suite shower and juliet balcony
- Attractive kitchen with integrated appliances
- Off-road parking
- Gas fired underfloor heating and double glazed windows and exterior doors
- Highly recommended

Abbott & Abbott Estate Agents offer for sale this charming and highly individual detached house of character, situated in a tucked-away position in the picturesque Old Town. Built around 2018 of mellowed brick under a tiled roof, with tile-hanging to the elevations, the property offers bright and well-proportioned accommodation, extending to around 1400 sq ft, and providing three bedrooms - the main bedroom with a south-facing juliet balcony, en-suite shower and a 10'5 (3.18m) high ceiling adding to the feeling of space, two good reception rooms including a triple aspect living room, a good size kitchen with appliances, a contemporary bathroom, and cloakroom. Outside, there is off-road parking and pretty gardens, the main garden with a westerly aspect, partially walled, and backing the recreation ground. Gas fired underfloor heating is installed and there are double glazed windows and exterior doors. Internally, there are oak floors to the ground floor and solid wood doors.

The property is well situated, within a few hundred yards of St Peters Church, the Manor Gardens, the recreation ground, and a local shop, with buses in the adjacent High Street. The town centre, railway station, and seafront are about half a mile distant.



**Entrance Hall** 14'3 x 10'3 (4.34m x 3.12m)

**Cloakroom**

**Triple Aspect Living Room** 15'2 x 14'3 (4.62m x 4.34m)

**Dining Room** 15' x 8'3 (4.57m x 2.51m)

**Kitchen/ Breakfast Room** 14'4 x 11' (4.37m x 3.35m)

**First Floor Landing**

**Bedroom One**

15'9 max x 13'6 max (4.80m max x 4.11m max)

**En-Suite Shower Room**

**Bedroom Two** 15'9 x 11'10 (4.80m x 3.61m)

**Bedroom Three** 13'3 x 9'3 (4.04m x 2.82m)

**Bathroom**

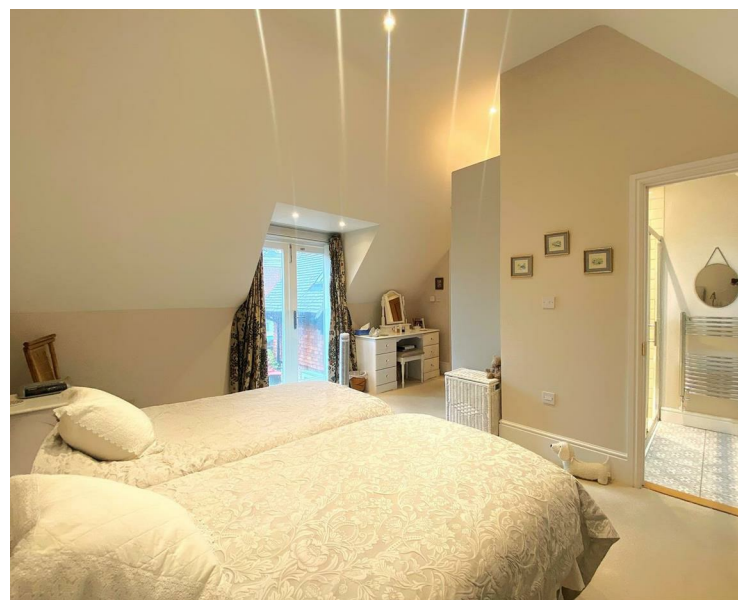
**Off-Road Parking**



**Lovely Gardens**

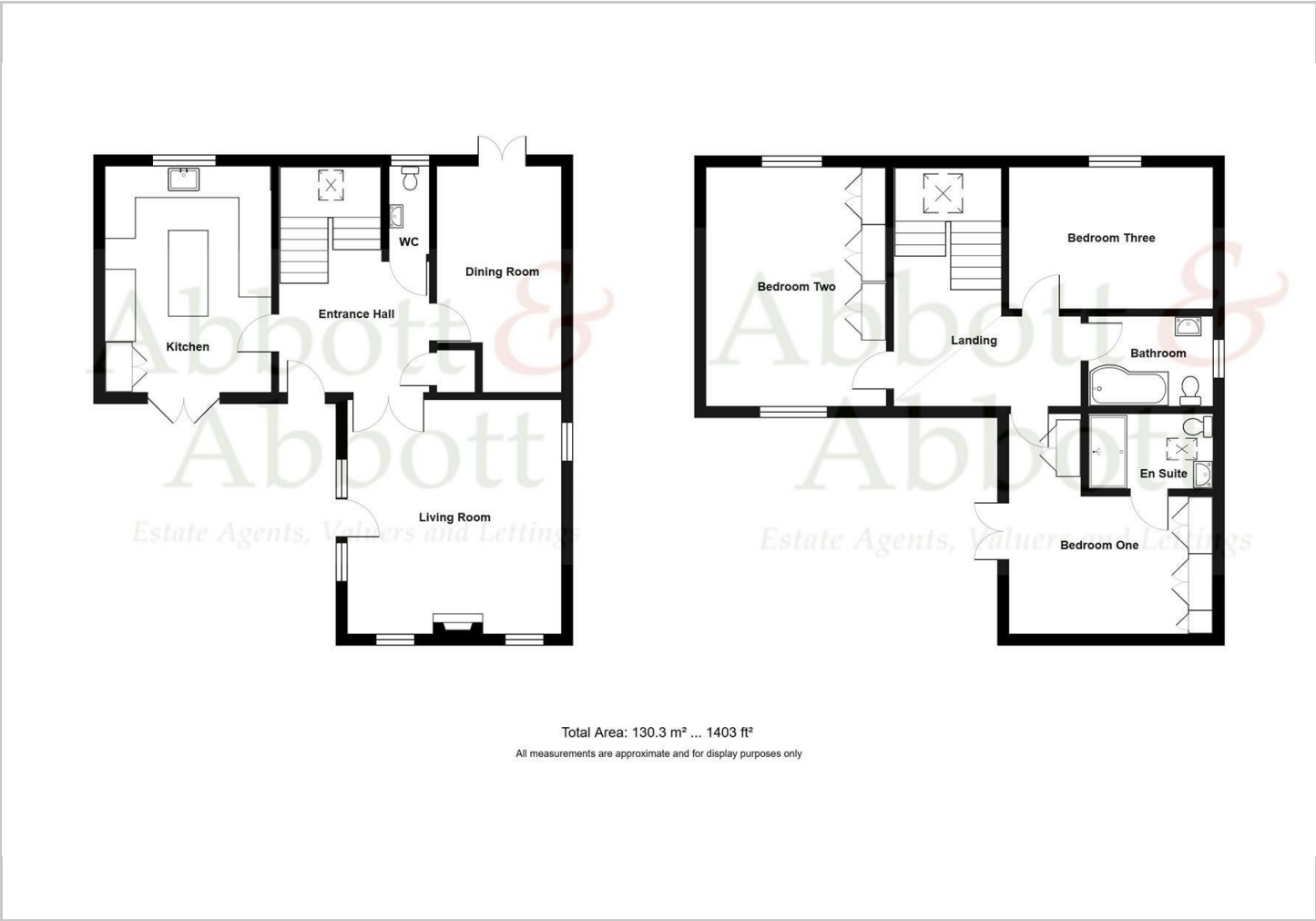
**Council Tax Band: E (Rother District Council)**

**EPC Rating: C**





Floor Plans

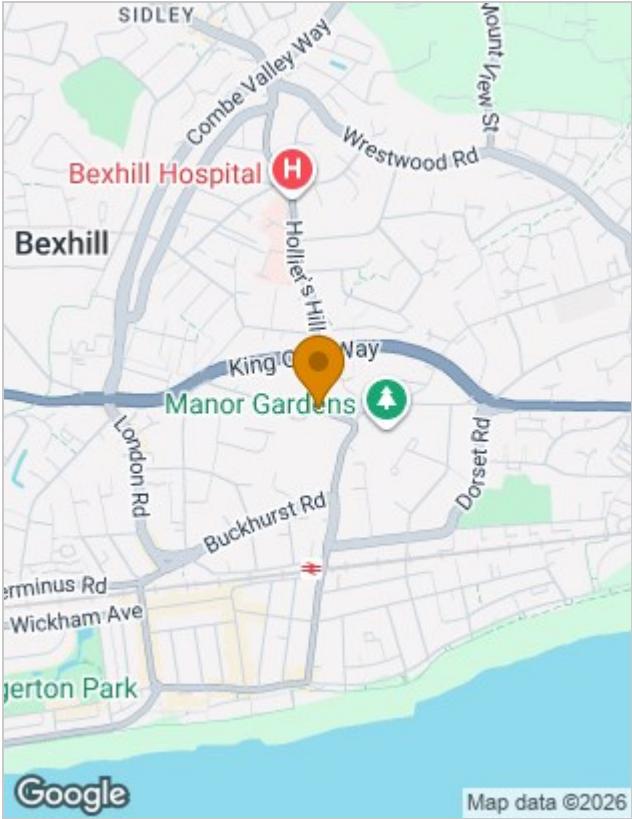


Viewing

Please contact our Sales Office on 01424 212233 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

