

GPS
commercial

Ref: 31212



Seven Bedroom Guest House
Freehold Price £775,000

Stunning Seven Bedroom Guest House in Bexhill on Sea

Freehold Price: £775,000

Viewing by appointment: Please contact 01323 727271 or email info@gps-direct.com

Summary

The Wiltons is a superb three-storey Victorian guest house, elegantly presented and offering seven spacious guest bedrooms, all with modern en-suite shower rooms. This recently refurbished property benefits from close proximity to the seafront, an enclosed rear garden, and is perfectly located to enjoy the best of this popular seaside town. Just a short walk from the beach, shops, and amenities, it represents an excellent opportunity.

Location

The Wiltons is situated in the sought-after coastal town of Bexhill-on-Sea, East Sussex, famously home to the De La Warr Pavilion and known as the birthplace of British motor racing. The property is well located, with the award-winning seafront and beaches just a two-minute walk away. A variety of shops, cafes, and restaurants are also within a few minutes' walk, offering convenience for both guests and the owners.

Bexhill-on-Sea boasts meticulously preserved Victorian and Edwardian architecture and offers a tranquil yet prosperous coastal lifestyle, situated between the larger towns of Hastings and Eastbourne. A significant draw for visitors to Bexhill is the De La Warr Pavilion, an iconic Grade I listed modernist building on the seafront, renowned as a centre for contemporary arts. The Pavilion provides a year-round programme of high-quality events, ensuring a steady flow of tourists. This includes live music, theatrical performances, exhibitions, workshops, etc. This vibrant cultural calendar provides a constant stream of potential guests, making The Wiltons an ideal base for those visiting the town for its artistic and entertainment offerings.

The Property

This impressive semi-detached property spans four floors and is of traditional brick and tile construction. It has recently undergone a major refurbishment including new bathrooms, kitchen, heating system, double glazing, etc. It has been decorated and furnished to the highest standards and includes seven ensuite bedrooms including a family suite. The ground floor could be reconfigured to provide further guest or owner's



accommodation.

Ground Floor:

- **Sitting Room**
- **Dining Room**
- **Kitchen/Diner**
- **Shower Room**

First Floor:

- **Room 1** – Twin ensuite
- **Room 2** – Double ensuite
- **Room 3** – Family Suite with double and adjoining single room (currently configured as a study)

Second Floor

- **Room 4** – Twin ensuite
- **Room 5** – Double ensuite
- **Room 6** – Double ensuite
- **Room 7** – Double ensuite

Exterior:

- The property boasts a charming, enclosed rear garden, partly laid to lawn with a patio area and garden furniture.
- Roadside, permit parking.

RATES

Rateable Value: To be confirmed

COUNCIL TAX

The Council Tax band for the property is Band D.

EPC RATING

To be confirmed

VAT

Unless otherwise stated, the terms quoted are exclusive of VAT. Applicants are advised to make their own enquiries as to whether VAT will apply to this transaction.

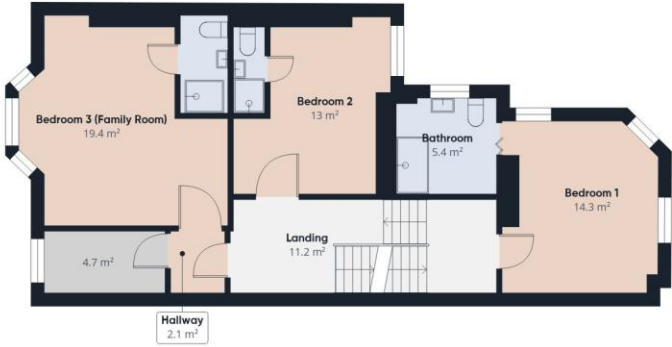
Tenure Freehold



Floor Plan



Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

230.5 m²

Reduced headroom

1.7 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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