



White Lodge,  
Whydown Road,  
Bexhill-on-Sea,  
East Sussex,  
TN39 4RB



# Whydown Road

An attractive 6 bedroom Victorian country house with a detached 1/2 bedroom cottage all set in approximately 4 acres of park-like gardens and woodland, in a peaceful rural location.

## Features

VICTORIAN COUNTRY HOUSE	3 RECEPTION ROOMS
SEPARATE 1/2 BEDROOM COTTAGE	6 BEDROOMS
PARK-LIKE GARDENS	SWIMMING POOL
PEACEFUL LOCATION	



## Description

White Lodge is a Victorian country house that presents an attractive double fronted facade of white rendered elevations below a pitched tiled roof. A carriage driveway serves both the house and cottage and is well screened from the lane by mature box hedging. The spacious entrance hall has original flooring and leads to most of the principal ground floor rooms. A staircase leads up to the first and second floors and down to the lower ground floor. Uniquely, two terraces and a balcony stretch across the entire rear of the property where you can enjoy views over the park-like south westerly facing grounds. In addition to the main house there is a separate detached 1/2 bedroom cottage with its own parking and access to the park-like gardens. The property is located on a quiet country lane on the rural outskirts of Bexhill. The two properties combined are considered ideal for those looking for a dual occupancy property or for a home and income lifestyle.

Bexhill is a popular and quiet coastal town with easy access to London via Cooden mainline station with regular services to London Victoria. The area is well served for schools, both comprehensive and private with Bedes in Eastbourne and Battle Abbey in Battle and recreational facilities including Cooden Beach Golf Club, and many sites of historical interest. Viewing is highly recommended to fully appreciate this unique family home.

## Directions

From Little Common roundabout turn into Peartree Lane and continue along passing Highwoods Golf Course on your right. At the crossroads turn left into Whydown Road and proceed along and the property will be found on the left hand side about 1/4 mile after Sandhurst Lane. What3Words:///mammoth.path.camps



#### **THE MAIN HOUSE COMPRISES**

A portico entrance porch leads to a part glazed door into a glazed loggia. Further glazed double doors lead into

#### **ENTRANCE HALL**

13' 11" x 8' 5" (4.24m x 2.57m) with original Victorian tiled flooring, stairs lead up to the first floor and down to the lower ground floor.

#### **DINING ROOM**

17' 1" x 12' 3" (5.21m x 3.73m) a double aspect room with a wood stove in a wooden surround.

#### **CLOAKROOM**

with window to side and fitted with a pedestal wash hand basin, wc, radiator and tiled floor.

#### **WALK IN LARDER**

with window to side, tiled floor, shelving.

#### **KITCHEN**

13' 6" x 9' 10" (4.11m x 3.00m) a double aspect room fitted with a range of wooden base and wall mounted kitchen units incorporating cupboards and drawers with wooden working surfaces. There is an Aga and space for an American style fridge/freezer. Double doors lead to the drawing room and a further door leads to

#### **UTILITY/BOOT ROOM**

9' 8" x 7' 8" (2.95m x 2.34m) with window to side, a stable door to rear, tiled floor, boiler, butler sink and working surfaces



#### **DRAWING ROOM**

23' 5" x 21' 7" (7.14m x 6.58m) max a double aspect room with door to Conservatory and double doors leading out to the terrace. Centered around a log burner with a decorative tiled insert and terracotta tiled hearth, stripped floorboards and a large understairs cupboard. Double doors lead to

#### **SITTING ROOM**

15' 8" x 13' 5" (4.78m x 4.09m) with window and door leading to the terrace and garden, centered around a gas fire with wooden surround, marble insert and hearth. A door leads to a shelved bar area.

#### **CONSERVATORY**

16' 2" x 11' 4" (4.93m x 3.45m) with tiled flooring.

#### **FIRST FLOOR LANDING**

with airing cupboard and additional storage cupboard and a turned staircase leading to a second floor vaulted gallery landing with Velux to rear.

#### **MASTER BEDROOM**

19' 6" x 10' 5" (5.94m x 3.17m) max with window to side and double doors leading out to the balcony, a range of fitted mirror fronted wardrobes and a door to

#### **EN-SUITE BATHROOM**

a double aspect room fitted with a wc, bidet, roll top bath with Victorian style taps and shower attachment, vanity unit with marble inset basin, a large storage cupboard and heated towel rail.



**FAMILY BATHROOM 1**

9' 10" x 7' 8" (3.00m x 2.34m) with window to front, part panelled walls, exposed floorboards and fitted with a wall mounted basin, wc, roll top bath with Victorian style taps.

**BEDROOM 2**

14' 6" x 11' 0" (4.42m x 3.35m) with double doors out to the balcony, fitted wardrobe.

**BEDROOM 3**

13' 8" x 11' 11" (4.17m x 3.63m) max with double doors out to the balcony, recess with vanity unit.

**BEDROOM 4**

10' 6" x 10' 0" (3.20m x 3.05m) a double aspect room with exposed floorboards.

**FAMILY BATHROOM 2**

6' 4" x 6' 2" (1.93m x 1.88m) with window to side, part tiled walls and fitted with a wc, wall mounted basin and bath.

**SECOND FLOOR BEDROOM 5**

20' 3" x 16' 1" (6.17m x 4.90m) a double aspect room with 2 large cupboards and eaves storage.

**BEDROOM 6**

20' 3" x 9' 4" (6.17m x 2.84m) a triple aspect room with a large walk in cupboard, eaves storage and opening to the gallery.

**LOWER GROUND FLOOR**

Room 1 measures 29' 4" x 8' 11" (8.94m x 2.72m) with windows and double doors to the Pool area.

Room 2 measures 9' 1" x 8' 4" (2.77m x 2.54m) with two windows to rear, tiled flooring.

**SHOWER ROOM/WC**

15' 3" x 4' 1" (4.65m x 1.24m) with window to side, tiled floor and fitted with a wc and tiled shower enclosure.

**OUTSIDE**

The property is approached via a gravel carriage driveway which leads to the main house and cottage and is screened by mature hedging. To one side there are double gates and a single gate which lead through to a courtyard area giving access to the boot room and the conservatory. There is a potting shed and a pathway leading down past the log store and a substantial block built outbuilding. The park-like grounds extend to just under 4 acres interspersed with mature trees with areas of lawn and raised flowerbeds. To the rear is the Pool Area with terracing and outside lighting. Pathways and steps lead down to a further area of garden and onto an area of bluebell woodland.

**THE DETACHED COTTAGE COMPRISES**

ENTRANCE HALL with CLOAKROOM

KITCHEN - 11' 6" x 9' 4" (3.51m x 2.84m) with an Aga, fitted kitchen units and a butler sink.

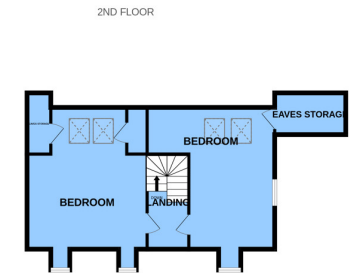
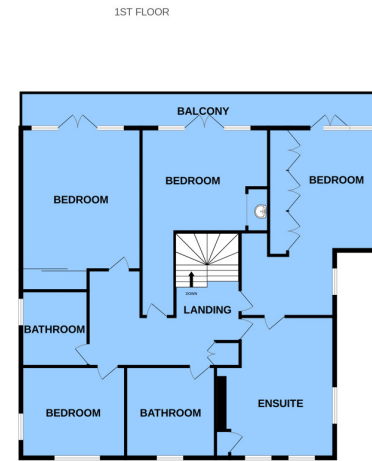
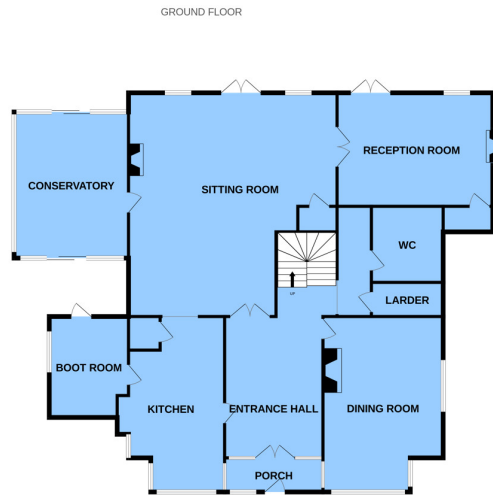
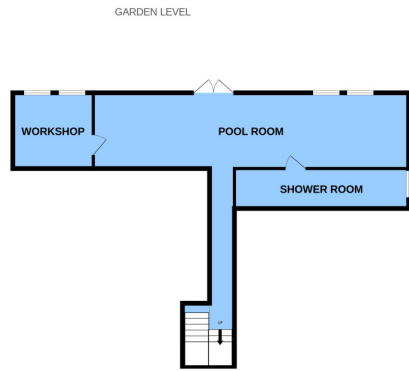
LIVING ROOM - 20' 0" x 19' 8" (6.10m x 5.99m) with central fireplace, stripped floorboards and French doors out to a patio.

STUDY/BEDROOM 2 - 8' 7" x 6' 11" (2.62m x 2.11m).

FIRST FLOOR BEDROOM - 12' 11" x 12' 4" (3.94m x 3.76m) with triple aspect, Juliet balcony, eaves storage.

BATHROOM - 13' 8" x 10' 2" (4.17m x 3.10m) fitted with a roll top bath, wc, bidet, vanity unit with marble basin, heated towel rail.





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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