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Preston Hall House and Preston Hall Cottage, Watermill Lane, **oieo £1,000,000**
BEXHILL-ON-SEA TN39 5JA **freehold**

CASH BUYERS ONLY - Two substantial Grade II Listed properties that are in need of restoration offering a variety of potential with a large outbuilding and gardens and grounds that extend to approximately 3.1 acres with a feature pond, walled garden and the possibility of residential development, subject to any necessary consent.

2 Large Detached Properties

Grade II Listed
Outhouse with Potential

In Need of Renovation
Approximately 3.1 Acres

Potential for Development (STC)

www.the
londonoffice.co.uk
40 ST JAMES'S PLACE SW1

The Property
Ombudsman

rightmove.co.uk
The UK's number one property website

onTheMarket.com

Description

These two large detached Grade II Listed period properties are in need of considerable restoration and offers are invited from cash buyers. The main property is believed to date back to 1802 and has recently benefited from a newly rendered facade and overhauled roof. Internally the property has been stripped and is thought to offer potential to be subdivided into three units, subject to any necessary consents, or restored back into one house. The separate cottage is also a substantial house that requires renovation. Approached over a private road, a gate gives access to a large area of parking and turning in front of the properties. There is walled garden, large feature pond and an attractive flint outhouse that is thought to offer potential. The grounds extend to approximately 3.1 acres and the whole is surrounded by land that is identified for either residential or commercial development. As such the land may offer scope for new housing, subject to any necessary consents.

Directions

Proceed to Bexhill on the A269 from Ninfield, turning left into Watermill Lane. Proceed to the bottom of the hill and turn right next to Preston Lodge, up the unmade lane, where the properties will be seen on the left hand side.

THE ACCOMMODATION

With approximate dimensions is approached via

ENTRANCE PORTICO

Double doors to

RECEPTION HALL

20' 2" x 9' 10" (6.15m x 3.00m) With stairs rising to first floor with original quarry tiled flooring.

DINING ROOM

20' 9" x 19' 6" (6.32m x 5.94m) A double aspect room with marble fireplace, steps rising to

REAR HALLWAY

With quarry tiled flooring, pantry and archway opening into

KITCHEN

16' 1" x 16' 0" (4.90m x 4.88m) Having a triple aspect, stainless steel sink unit.

WC

With obscured window to rear, fully tiled with a low level wc and wash hand basin.

DRAWING ROOM

25' 7" x 22' 1" (7.80m x 6.73m) An impressive triple aspect room with decorative plasterwork and heringbone solid wood floor.

LANDING

With large storage cupboard.

BEDROOM

22' 1" x 15' 0" (6.73m x 4.57m) Dual aspect with wash hand basin.

BEDROOM

14' 5" x 9' 3" (4.39m x 2.82m) Window to front, wash hand basin.

BEDROOM

14' 7" x 9' 9" (4.45m x 2.97m) Window to front, fireplace (not in use).

BEDROOM

27' 2" x 14' 0" (8.28m x 4.27m) A double aspect room, fireplace (not in use).

NURSERY

15' 9" x 8' 7" (4.80m x 2.62m) Window to side.

EN-SUITE

7' 2" x 4' 2" (2.18m x 1.27m) With obscured window to side, fitted with a cast iron panelled bath, wash hand basin.

WC

With close coupled wc.

BATHROOM

11' 4" x 7' 3" (3.45m x 2.21m) With obscured window to rear, corner cabinet, wash hand basin with mirror above, panelled bath.

PRESTON HALL COTTAGE

Approached via a portico entrance into

LIVING ROOM

23' 0" x 13' 10" (7.01m x 4.22m) Triple aspect with central tiled fireplace with wood burning stove.

DINING ROOM

15' 1" x 14' 0" (4.60m x 4.27m) A dual aspect room with central stone open fireplace.

KITCHEN

23' 2" x 10' 9" (7.06m x 3.28m) Vaulted and having a double aspect with double doors to rear garden, fitted stainless steel sink unit, separate wash hand basin, connecting door to

UTILITY AREA

16' 2" x 10' 9" (4.93m x 3.28m) Low level wc, wash hand basin, space and plumbing for washing machine. From the living room, stairs rise to the

FIRST FLOOR LANDING

23' 0" x 13' 10" (7.01m x 4.22m) With central cast iron fireplace, having a dual aspect with potential to be subdivided.

BEDROOM

15' 6" x 14' 0" (4.72m x 4.27m) A dual aspect room with cast iron fireplace.

BOX ROOM

5' 1" x 5' 0" (1.55m x 1.52m)

BATHROOM

10' 6" x 10' 4" (3.20m x 3.15m) With window to side, immersion tank, fitted with a panelled bath, wash hand basin, low level wc.

OUTHOUSE

14' 5" x 12' 2" (4.39m x 3.71m) and 15' 2" x 12' 10" (4.62m x 3.91m) Of brick and flint construction below a tiled roof with double hinge doors.

OUTSIDE

The properties have a Right of Way over a farm track that leads into a gated entrance to a large area of parking and turning associated with each property. To the side of the cottage is an attractive wall that encloses a feature pond with a separate vehicular access where there may be an opportunity for an additional dwelling, subject to the necessary consents. The grounds themselves wrap around the front of Preston Hall and extend out to the rear amounting to approximately 3.1 acres in all and surrounded by adjoining land that is earmarked for residential/commercial development. It is therefore thought that there could be some long term potential on some of the ground for residential housing, subject to any necessary consents.



Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774

We will be pleased, if possible, to supply any further information you may require.

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.