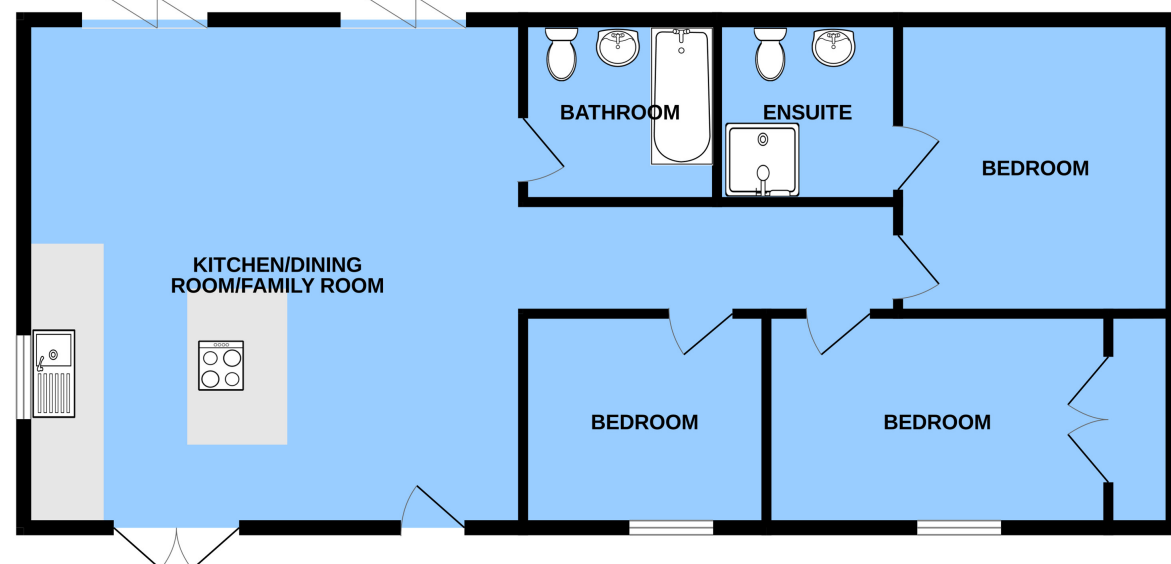
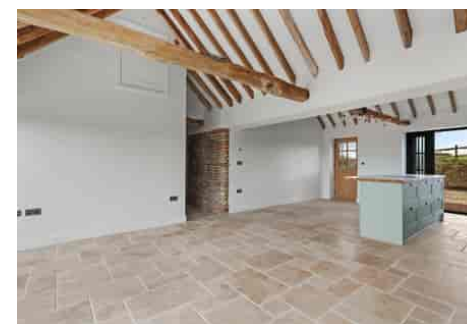


## GROUND FLOOR



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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Plot I Little Worsham Farm Barns Worsham Lane, BEXHILL on SEA,  
 East Sussex TN40 2QP

**£525,000**

**freehold**

Plot I, Little Worsham Barns is set down a long farm track yet close to the Town Centre and seafront. The property forms an attractive complex of period barns that are undergoing conversion into five dwellings and Number 1 is nearing completion.

Attractive Complex of  
 Converted Period Barns

3 Bedrooms  
 Close to Amenities

1 En-Suite  
 Set Down Farm Track

Family Bathroom

## Description

Plot 1 Little Worsham Barns forms part of an attractive complex of period farm buildings that are undergoing conversion into five individual properties offering varied layouts over one or two floors adjoining open countryside.

The properties will benefit from all the latest refinements with high levels of insulation, warm roofs, Air Source heating with under floor heating to the ground floor and luxurious fixtures and fittings with fully fitted kitchens and luxurious bathroom suites. Much of the original detail on the barn has been retained with attractive brickwork with blue headers and flint work. The roof will be newly tiled and highly insulated and the good sized gardens and grounds will be fully landscaped with post and rail fencing and at least two parking spaces. The properties will benefit from a 10 year ABC builders warranty.

Although set at the end of a long farm track, the properties are located just a short distance from the town of Bexhill with its wide range of amenities, station and seafront promenade.

NOTE: Some of the photographs have been modified for marketing purposes.

## Directions

From our office in Battle High Street proceed in a southerly direction towards Hastings and at the Bannatynes roundabout take the first exit onto The Ridge. Continue to the next roundabout and take the second exit onto Queensway. Proceed along Queensway turning right at the traffic lights onto the new link road bearing left at the first roundabout onto the A2691 and at the traffic lights turn left into Wrestwood Road. Proceed along turning left into Pebsham Lane and continue along turning into Worsham Lane, an unmade track, and the property will be found some distance along on the right hand side.

## THE ACCOMMODATION

With approximate room dimensions, is approached via stable door to

## VAULTED KITCHEN/LIVING ROOM

24' 1" x 17' 6" (7.34m x 5.33m) Partially sub-divided with two separate vaulted rooms and enjoying a triple aspect with two sets of bi-fold doors onto patio and garden, separate french doors and stable door to outside, tiled flooring throughout and fitted with an extensive range of base and wall mounted Shaker style kitchen cabinets incorporating cupboards and drawers with integrated dishwasher, washer/dryer, bin store, fridge/freezer. There is an oven and a microwave and an extensive area of working surface incorporating an acrylic sink and a four ring induction hob with an integrated extractor fan. The kitchen opens into the living/dining area with under floor heating throughout. An opening leads through to the

## INNER HALLWAY

With tiled flooring and exposed flint wall.

## BATHROOM

6' 10" x 6' 4" (2.08m x 1.93m) With obscured window to rear, tiled floor, fitted with a panelled bath with fixed and hand held shower with double glazed shower screen, vanity sink unit with mixer tap, concealed cistern WC and heated towel rail.

## BEDROOM THREE

11' 6" x 9' 2" (3.51m x 2.79m) Vaulted with exposed ceiling timbers, windows to side, oak flooring.

## BEDROOM TWO

11' 7" x 10' 4" (3.53m x 3.15m) With window to side, vaulted ceiling and overhead storage, oak flooring, large cupboard concealing manifold for the underfloor heating system.

## MAIN BEDROOM

11' 0" x 10' 8" (3.35m x 3.25m) Vaulted ceiling with exposed ceiling timbers, window to side, under floor heating, door leading through to the

## EN-SUITE SHOWER ROOM

Window to side, fitted with a large shower enclosure with glazed screen, fixed and hand held shower heads, concealed cistern WC and vanity sink unit, heated towel rail.

## OUTSIDE

The property is approached over the second entrance to the barn that provides a driveway and access to the designated parking spaces. The gardens wrap around the property with an attractive brick paved pathway that leads to the rear, giving access to a large area of patio. The garden beyond will be laid to grass.

## NOTE

The land to the south of the barns is earmarked for residential development, further details available upon request.

## SITE PLAN



Indicating the garden and parking layouts.

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.