



1 Worsham Cottages, Worsham Lane, Bexhill-on-Sea. TN40 2QP.

**£350,000 freehold**

Set down a long farm track on the outskirts of Bexhill is this two/three bedroom semi-detached cottage that enjoys spacious accommodation all requiring general updating but with the benefit of off-road parking and a larger than average area of garden.

### Description

This semi-detached three bedroom cottage requires general modernisation but does benefit from upgraded electrics, Dimplex storage heaters and double glazing throughout. The spacious accommodation is arranged around a large reception hall. The living room has a fireplace (not in use) and the kitchen has a Range cooker. There is a ground floor bathroom and separate reception room that could be used as a third bedroom whilst to the first floor two bedrooms are arranged around a large landing with wash hand basin. Outside the gardens are set to the front and rear with off-road parking and a separate paddock with some dilapidated buildings.

Note: the properties are being sold by Trinity College and will be subject to certain covenants. The private drainage system is shared with the adjoining cottage.

Agents Note: The cottages are surrounded by open countryside, however part of the land to the south is earmarked for residential development, details of which

can be obtained from the selling agent. The properties are located on a private road and may be liable for a contribution towards the upkeep. The sale will be subject to certain conditions imposed by the seller, in the event that a residential planning gain is obtained within the garden. Further details available upon request.

### 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 after approximately half a mile on the left hand side.

## THE ACCOMMODATION

With approximate room dimensions, comprises double glazed door to

## RECEPTION HALL

With stairs rising to first floor landing, under stairs cupboard, dimplex storage heater.

## LIVING ROOM

11' 0" x 12' 0" (4.88m x 3.66m) Picture window to front, central brick fireplace, stone hearth (not in use), dimplex heater.

## BEDROOM/DINING ROOM

12' 5" x 10' 11" (3.78m x 3.33m) With window to front.

## KITCHEN

12' 0" x 9' 10" (3.66m x 3.00m) With window and glazed door to rear, fitted with a base range of kitchen cabinets with stainless steel sink, solid fuel oven range, cupboard with shelving and meters above.

## BATHROOM

With obscured window to rear, fitted with a white panelled bath, part tiled, wash hand basin.

## SEPARATE WC

With obscured window to rear, fitted with a close coupled WC.

## FIRST FLOOR LANDING

With window to side, dimplex heater, double cupboard with hanging rail.

## MAIN BEDROOM

17' 0" x 12' 0" (5.18m x 3.66m) Window to front.

## BEDROOM

11' 0" x 7' 0" (3.35m x 2.13m) Window to side.

## LANDING

8' 6" x 7' 6" (2.59m x 2.29m) Double cupboard and wash hand basin.

## OUTSIDE

The property is approached over a driveway that leads up to the side of the property. The front garden is enclosed by hedging and to the other side, the ground opens out and houses a small porter cabin, timber shed. The rear gardens are fence enclosed, taking in views of the adjoining fields. Timber Store 11' 1" x 8' 8" (3.38m x 2.64m), 12 bay Lorry Back 8' 0" x 6' 0" (2.44m x 1.83m)

**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.

