

Campbell's Estate Agents
74 High Street, Battle, East Sussex TN33 0AG
tel: 01424 774774
email: info@campbellsproperty.co.uk

Campbell's

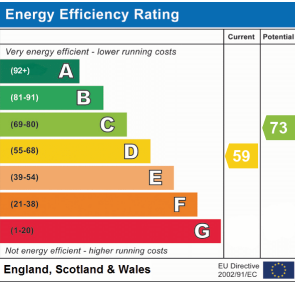
your local independent estate agent

www.campbellsproperty.co.uk

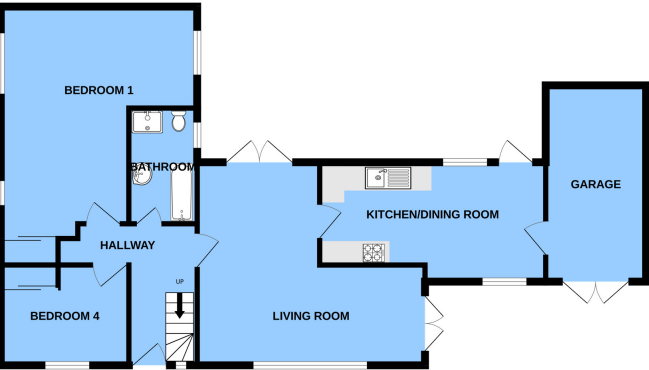
Campbell's

your local independent estate agent

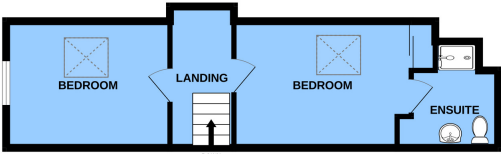
www.campbellsproperty.co.uk



GROUND FLOOR



1ST 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.
Made with Metropix ©2025



The Willows, Watermill Lane, Bexhill-on-Sea, East Sussex TN39 5JB **£650,000 freehold**

Situated on a little used country lane and conveniently situated between Bexhill and Catsfield is this spacious and beautifully presented detached four bedroom chalet bungalow amidst established gardens with country views and ample parking.

Detached Chalet Property 4 Bedrooms Country Lane Location Established Gardens
Countryside Views Immaculately Presented



Campbell's Estate Agents
74 High Street, Battle, East Sussex TN33 0AG
tel: 01424 774774
email: info@campbellsproperty.co.uk

Campbell's

www.campbellsproperty.co.uk

your local independent estate agent

www.campbellsproperty.co.uk

Campbell's

your local independent estate agent

Description

A well situated detached chalet style bungalow that presents brick elevations below a tiled roof with double glazing and oil central heating. Presented in immaculate order, viewing is essential to appreciate the extended accommodation that is well presented with quality fixtures and fittings throughout. Approached over a large entrance hall, the L-shaped living/dining room wraps around an open fireplace and gives access to the kitchen with a high gloss range of units and space for a breakfast table. The garage has been partially converted to a utility area and in addition to the ground floor are two bedrooms. The spacious master bedroom forms part of an extension that was built approximately ten years ago, taking in lovely views of the garden and beyond. To the first floor are two additional bedrooms as well as an en-suite. The gardens are established with large areas of lawn and a raised patio that takes in the rural views. With its convenient location viewing is highly recommended.

Note: We are advised that part of the property was subject to a structural defect which was subject to some remedial works two years ago. The property has a private septic tank with a soakaway to the adjoining fields.

Directions

From Catsfield proceed along Church Road turning right into Watermill Lane. Proceed to the bottom of the hill, over the bridge where the property will be seen on the left hand side.
What3Words:///flattery.propelled.lashed

THE ACCOMMODATION

With approximate room dimensions, comprises

COVERED PORCH

With double glazed door through to

ENTRANCE HALL

14' 5" x 7' 10" (4.39m x 2.39m) With exposed wooden floorboards, stairs rising to first floor landing.

L-SHAPED LIVING/DINING ROOM

19' 10" x 10' 10" (6.05m x 3.30m) opening in DINING AREA 11' 5" x 10' 5" (3.48m x 3.17m) A triple aspect room arranged around an open fireplace with double doors to the side and rear enjoying large picture windows, with cupboards and shelving.



KITCHEN/BREAKFAST ROOM

19' 10" x 13' 0" (6.05m x 3.96m) A double aspect room with laminate flooring and recessed lighting. The kitchen is fitted with a range of high gloss base and wall mounted cabinets incorporating cupboards and drawers with integrated fridge, dishwasher and space for a large oven range. The kitchen opens into the breakfast room with ample space for a table with a glazed door out onto the patio and garden.



GARAGE/UTILITY ROOM

Partially converted and measuring 17' 2" x 18' 2" (5.23m x 5.54m) housing oil fired boiler, double doors to the front, ample storage cupboards with space and plumbing for appliances.

MASTER BEDROOM

18' 6" x 12' 0" (5.64m x 3.66m) and 11' 0" x 10' 1" (3.35m x 3.07m) A triple aspect room with a mirror fronted wardrobe, views of the garden and door to



JACK AND JILL BATHROOM

11' 0" x 7' 10" (3.35m x 2.39m) Window to side, tiled floor and fitted with a white suite comprising vanity sink unit, corner glazed shower, concealed cistern wc and panelled bath with mixer tap and shower attachment.

BEDROOM TWO

11' 0" x 10' 10" (3.35m x 3.30m) With window to front, sliding mirror fronted wardrobes.

FIRST FLOOR LANDING

BEDROOM

14' 5" x 11' 0" (4.39m x 3.35m) A double aspect room with eaves storage.

BEDROOM

12' 7" x 11' 7" (3.84m x 3.53m) A dual aspect room with walk-in wardrobe and door to

EN-SUITE

7' 6" x 8' 0" (2.29m x 2.44m) Tile enclosed shower area, concealed cistern wc, pedestal wash hand basin and heated towel rail.

OUTSIDE

The property is approached over a block paved driveway that provides a large area parking. The front garden is enclosed with established hedges and an area of lawn. Access is given to the side and rear, the gardens open out and enjoy views over adjoining countryside. There is a large expanse of lawn, paved patio and steps to a raised patio that takes in the views. Timber shed.



COUNCIL TAX

Rother District Council
Band F - £3,686.72

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.