

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

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your local independent estate agent

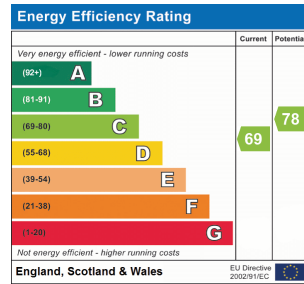
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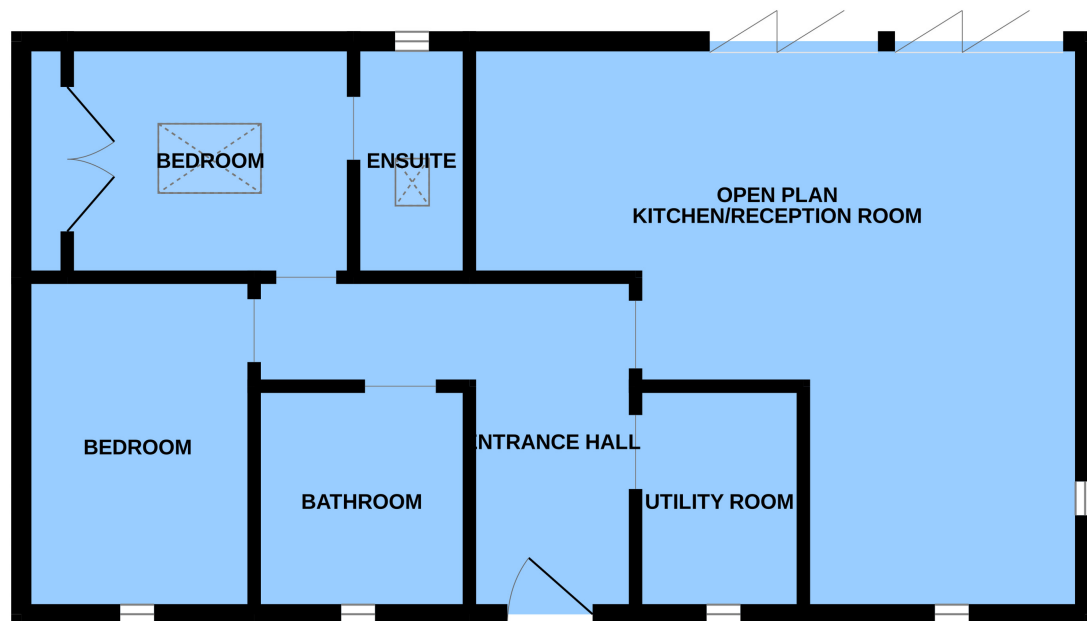
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GROUND FLOOR



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. Made with Metropix ©2025



Holly Barn, Little Worsham Farm Barns, Worsham Lane, BEXHILL on SEA, East Sussex TN40 2TX

£499,950
freehold

A newly constructed single storey character property in a semi rural location close to Bexhill Town Centre. Two bedrooms, vaulted ceiling, impressive open plan living space. Chain free.

Single Storey Character Property
 Open Plan Living Space

Semi Rural Location
 Chain Free

2 Bedrooms
 Generous Garden backing onto Countryside

2 Bathrooms



Description

Forming part of an attractive complex of just five barn conversions, Holly Barn has been built to a high specification and is a link detached single storey property of brick and flint construction. This character property has vaulted ceilings in most principle rooms and has two double bedrooms, two bath/shower rooms and an impressive open plan kitchen/living/dining space that has two sets of bi-fold doors onto its own private terrace, which all together makes for an excellent entertaining space. The gardens wrap around the property to the east, south and west and back onto fields and is of a generous size, giving this property a semi-rural feel. The property also benefits from two allocated parking spaces, as well as visitors parking and is being sold with no chain. The development is situated at the end of a long, private farm track giving a rural feel although is within close proximity of all the amenities that Bexhill has to offer. Nearby Ravenside retail park offers a wide range of day to day amenities, supermarkets and Bexhill Town Centre is well served for shops, bars and restaurants and is home to the De La Warr Pavillion and the exclusive Cooden Beach Golf and Country Club. The area is well served for schooling at primary, secondary and college levels and is well connected for transport links.

Please note: Certain images used in these particulars have been virtually staged using Artificial Intelligence (AI) to illustrate the property's potential. These images are for illustrative purposes only and do not represent the current, actual condition or furnishings of the property.

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 dimensions comprises, door into

ENTRANCE HALL

10' 3" x 5' 0" (3.12m x 1.52m) Vaulted ceiling, storage space, doors to all principle rooms.

KITCHEN/LIVING/DINING ROOM

23' 0" x 21' 11" (7.01m x 6.68m) L-shaped and triple aspect with vaulted ceiling and velux windows to ceiling, two sets of bi-fold doors give access out onto the patio area. The kitchen enjoys a double aspect with windows to the rear and to the side with glimpses of countryside views, vaulted ceiling with exposed timbers.

UTILITY ROOM

6' 11" x 5' 9" (2.11m x 1.75m) Window to the side of the property, plumbing and electrics for washing machine and dryer, single black composite sink and worktop.

FAMILY BATHROOM

7' 9" x 6' 10" (2.36m x 2.08m) Window to the side of the property.

BEDROOM ONE

12' 5" x 12' 2" (3.78m x 3.71m) Large wardrobe, light well. Door to

EN-SUITE

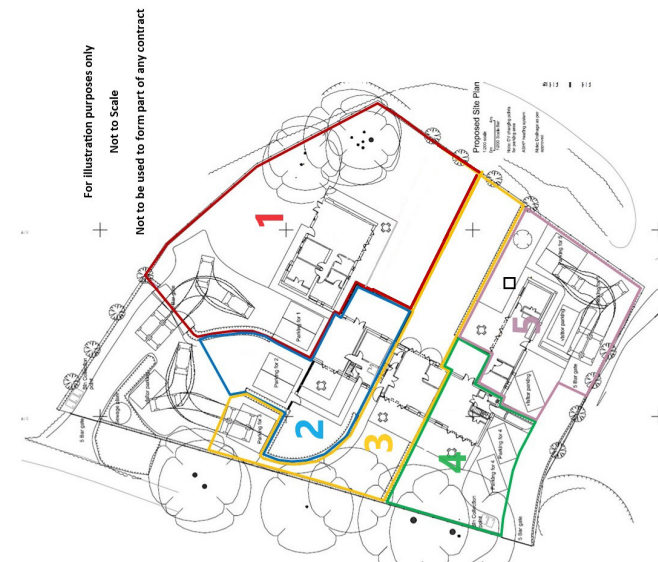
12' 2" x 4' 0" (3.71m x 1.22m) Window to side, light well.

BEDROOM TWO

11' 3" x 10' 3" (3.43m x 3.12m) Window to side, vaulted ceiling.

OUTSIDE

Externally the property enjoys a wraparound garden to three sides of the property enclosed with a post and rail fence, backing onto open fields, both to the rear and one to the side with a southerly sunny aspect. Accessed from the reception room is a patio area. There are two parking spaces and space for visitors parking.



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.