



**Includes
Building Plot**

Broxmead Cottage Sandhurst Lane,
Bexhill on Sea,
East Sussex,
TN39 4RH

 Campbell's

Broxmead Cottage Sandhurst Lane

Set in a peaceful semi-rural location yet just a short drive from the coast at Bexhill, this impressive single storey country house offers flexible accommodation extending to approximately 4,000 sq.ft. that is considered ideal for multi-generational living or dual occupancy with the added benefit of a planning permission to construct a separate dwelling within the garden.

Features

SINGLE STOREY COUNTRY HOUSE

4 BEDROOMS

HEATED INDOOR POOL

CHARACTERFUL FEATURES

DETACHED STUDIO

CAR BARN

WORKSHOP

PLANNING PERMISSION FOR
DETACHED HOUSE

LANDSCAPED GARDENS

0.647 ACRES



Description

This beautifully presented home has been imaginatively altered and extended over the years and retains characterful features and provides generous accommodation laid out around an impressive vaulted dining hall with an open plan living room, four spacious bedrooms, two bathrooms and a versatile studio/games room ideal for entertaining that connects through to the indoor heated swimming pool. Surrounded by mature gardens that provide privacy they incorporate a detached studio, car barn and workshops as well as a feature pond within the side garden. Beautifully landscaped gardens incorporate a productive kitchen/garden area. There is the added benefit of planning permission Ref. RR/2024/238 to construct a detached three bedroom, single storey property. Maintained and improved by the current owners for the past 40 years, this unique home offers a blend of space, privacy and character that is all close to open countryside and coastal amenities at Bexhill.

Directions

Heading south on the A269 towards Bexhill turn into St Marys Lane, proceed along and turn left into Turkey Road. Proceed to Whydown turning left into Sandhurst Lane where the entrance will be seen on the left hand side. What3Words:///quit.rolled.sensual



THE ACCOMMODATION COMPRISES

DINING HALL

19' 0" x 16' 4" (5.79m x 4.98m) a vaulted room with Velux windows, oak flooring.

LIVING ROOM

19' 6" x 17' 3" (5.94m x 5.26m) with exposed painted timbers and central inglenook fireplace with wood burning stove. The living room opens through to the rear hallway which connects to the bedroom accommodation.

SITTING ROOM

16' 7" x 13' 9" (5.05m x 4.19m) with exposed painted timbers and wide sliding glazed doors.

KITCHEN/BREAKFAST ROOM

20' 5" x 10' 2" (6.22m x 3.10m) with window and stable door to garden, Velux window, tiled floor, recessed lighting and range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with integrated dishwasher and spaces and plumbing for additional appliances including a large oven range with extractor above. The kitchen offers an area of hardwood working surface with a double butler sink with mixer tap and separate circular stainless steel sink with mixer tap. From the living room a door leads to

REAR HALLWAY

with windows and door to outside. This connects two of the bedrooms.

BEDROOM

10' 10" x 10' 4" (3.30m x 3.15m) with window to side, exposed painted timbers.

MASTER BEDROOM

17' 6" x 11' 8" (5.33m x 3.56m) max split level with dividing timbers enjoying a dual aspect with a range of custom made fitted wardrobes.

BATHROOM

12' 0" x 11' 0" (3.66m x 3.35m) with obscured windows to front, painted timber ceiling and fitted with a panelled bath with shower, double vanity sink unit, tile enclosed shower, wc and heated towel rail.

BEDROOM

11' 6" x 10' 1" (3.51m x 3.07m) with Velux window and double doors to patio and garden, linen cupboard.

EN-SUITE BATHROOM

with obscured window and fitted with a jacuzzi bath with shower and shower screen, vanity sink unit, low level wc and heated towel rail.





BEDROOM

10' 9" x 10' 2" (3.28m x 3.10m) with bow window, fitted wardrobe.

BOILER AND FILTRATION ROOM

6' 10" x 5' 10" (2.08m x 1.78m) housing the boiler and filtration for the pool.

STUDIO

22' 10" x 25' 3" (6.96m x 7.70m) an impressive space partly vaulted with exposed timbers enjoying a triple aspect with six windows looking out onto the garden, stable door, exposed timbers, wood flooring throughout.

SWIMMING POOL

41' 0" x 23' 0" (12.50m x 7.01m) with wood panelled ceiling, fully tiled and heated pool with tiled surround and five sliding glazed doors out onto the patio and garden.

OUTSIDE

The property is approached through two double electric gates to a carriage driveway that provides parking and access to the double car barn. Occupying a secluded plot, the property is surrounded by gardens and grounds that extend to approximately 8 acres with gravel and paved pathways and planted borders. The garden offers privacy with a large area of paved patio that enjoys a southerly aspect to the rear taking in views of an established pond with centre water fountain. The pond adjoins a lower patio area and the whole is surrounded by established borders that are beautifully planted with a level area of lawn with steps down to an additional area of lawn that is fence enclosed with a small summerhouse. To the other side a large expanse of lawn gives access to a kitchen garden with a greenhouse, log store and two workshop/store rooms measuring 11' 7" x 11' 6" (3.53m x 3.51m) with power and light. A side garden offers a large area of lawn being hedge enclosed with specimen trees, and rises up to the detached Studio/Home Office.

CAR BARN

19' 1" x 8' 3" (5.82m x 2.51m)

STUDIO/HOME OFFICE

20' 0" x 9' 4" (6.10m x 2.84m) of timber construction with double glazing and electric heating and enjoys views of the garden and beyond. There is planning permission Ref. RR/2024/238 to be replaced with a detached dwelling.

COUNCIL TAX

Rother District Council

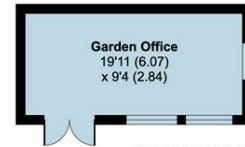
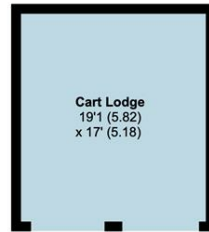
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Approximate Area = 4053 sq ft / 378 sq m (excludes outbuildings)

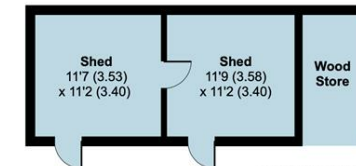
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OUTBUILDING 2



GROUND FLOOR



OUTBUILDING 1

