



Total area: approx. 129.5 sq. metres (1393.4 sq. feet)
 For illustration purposes only - not to scale



Sanawar Ninfield Road, BEXHILL-ON-SEA, East Sussex TN39 5Jj **£850,000 freehold**

A large detached 2/3 bedroom family home together with approximately 8 acres of ground set up to provide excellent equestrian facilities with an outdoor riding school and a variety of stables and associated outbuildings.

- Detached Home
- Equestrian Facilities
- 2/3 Reception Rooms
- Stables
- 2/3 Bedrooms
- Outbuildings
- Double Garage
- Approx. 8 acres

Description

A generous detached chalet style property set in a convenient location on the outskirts of Bexhill enjoying approximately 8 acres of grounds mainly laid out as grazing together with an outdoor riding school, stabling for 6 horses and a variety of other outbuildings. The house itself enjoys formal gardens but in addition is a separate vehicular access to the equestrian side of the property and the stable yard. The stable yard offers ample turning and parking. The house requires some general modernisation but retains characterful features and benefits from double glazing and oil central heating.

Directions

From the Ninfield roundabout turn left towards Bexhill and proceed along for some distance where the property will be found along on the left hand side after the Potmans Lane turning.

What3Words: ///wide.peroxide.partied

THE ACCOMMODATION COMPRISES

A covered porch with double glazed door to

ENTRANCE HALL

with stairs rising to the first floor landing.

SITTING ROOM

16' 2" x 11' 1" (4.93m x 3.38m) plus 3' 9" curved bay window, coving throughout, double radiator and central brick fireplace with bresummer beam.



DINING ROOM

16' 1" x 11' 1" (4.90m x 3.38m) plus 3' 9" curved bay window enjoying a double aspect with coving.

STUDY/BEDROOM 3

12' 5" x 11' 1" (3.78m x 3.38m) with double doors onto the rear decking, radiator.

BATHROOM

with obscured window to rear, part tiled walls and fitted with a coloured suite comprising panelled bath with telephone style taps, pedestal wash hand basin and radiator.

WC

with part tiled walls, quarry tiled floor and fitted with a close coupled wc.

KITCHEN/BREAKFAST ROOM

18' 5" x 12' 5" (5.61m x 3.78m) a double aspect room with quarry tiled and wooden floor throughout and fitted with a range of handmade base units incorporating cupboards and drawers with a wood working surface incorporating a 1 1/2 bowl acrylic sink with mixer tap and drainer. Floor mounted oil fired boiler to side and a further range of base and wall mounted kitchen cabinets.

FIRST FLOOR LANDING

with window to rear.

SHOWER ROOM

with large window to front, fully tiled floor and walls and fitted with a large glazed shower, white low level wc and pedestal wash hand basin with shaver point to side. Radiator.

BEDROOM 1

14' 4" x 10' 1" (4.37m x 3.07m) a dual aspect room with eaves storage and double radiator.

BEDROOM 2

14' 4" x 10' 8" (4.37m x 3.25m) a dual aspect room with eaves storage and radiator.

OUTSIDE

The house is approached over a driveway that provides parking and turning and is predominantly hedge enclosed. There is a driveway access to a gated entrance to the side which leads into the rear stable yard. In addition a separate vehicular access leads to the other side of the hedge and round to the rear of the stable yard. The back garden is set out as formal gardens with an area of lawn and a central pathway leading out to the stable yard. The whole being beech hedge and fence enclosed. The grounds are subdivided into a variety of paddocks taking in views over open countryside beyond. The whole is believed to amount to circa 8 acres. Within the stable yard is access to



LARGE BRICK GARAGE

19' 1" x 13' 2" (5.82m x 4.01m) with double hinged doors, windows to each side and doorway to rear.

NOTE

The property will be sold subject to an overage covenant of 30% in the event that residential planning consent is granted on the land for a period of 25 years.

THE STABLE YARD

This is laid to hardstanding with access to a DETACHED STABLE BLOCK comprising 3 LOOSE BOXES all measuring approx. 11' 3" x 9' 8" (3.43m x 2.95m). In addition there is an open fronted TRACTOR BARN, a HAYSTORE and further open fronted TIMBER BARN with 4 bays measuring 30' 3" x 12' 2" (9.22m x 3.71m). To the other side is an additional STABLE BLOCK with 2 stables measuring 11' 7" x 11' 8" (3.53m x 3.56m) together with a TACK ROOM measuring 9' 7" x 7' 3" (2.92m x 2.21m). The stable block is located opposite the ALL WEATHER OUTDOOR RIDING SCHOOL measuring 40' 0" x 20' 0" (12.19m x 6.10m) and looks out over the grounds.



COUNCIL TAX

Rother District Council
Band E - £2829.33 (2023/24)

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.