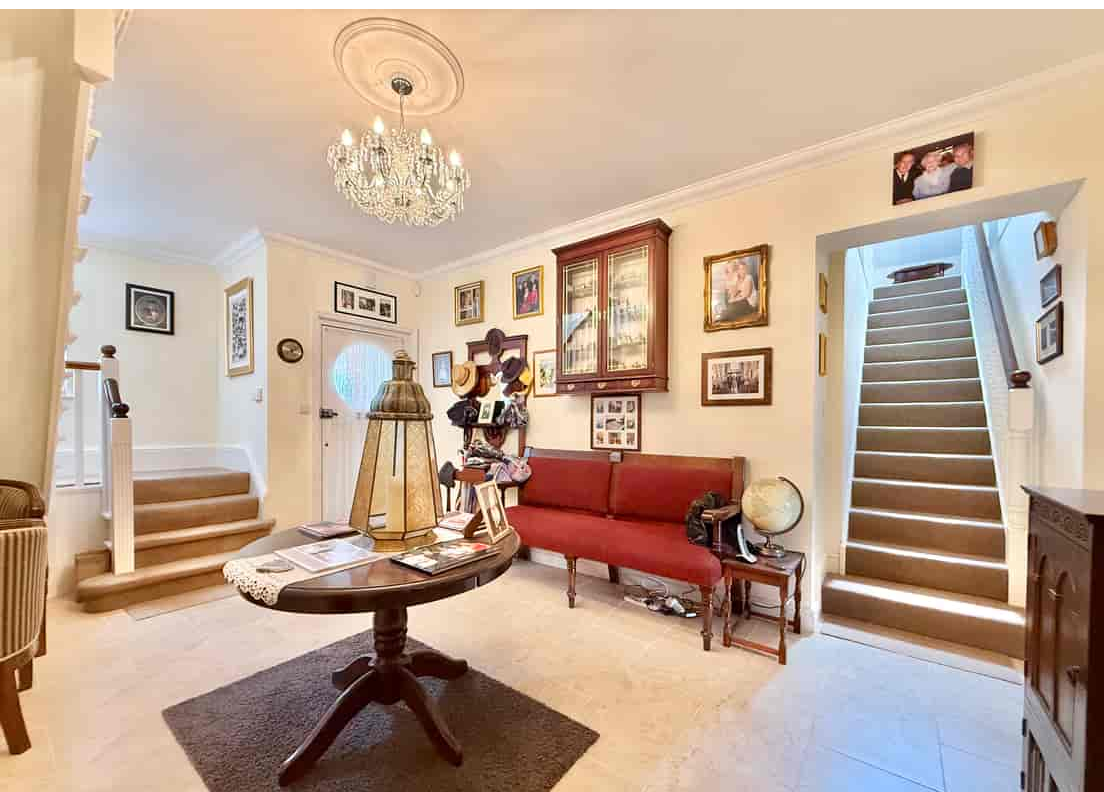




Wakeford House Potmans Lane, , Bexhill on Sea, East Sussex, TN39 5JL

Generous Eight Bedroom Detached Family Home With Self Contained Annex £1,395,000 - Freehold





Property Cafe are delighted to present to the market this substantial eight bedroom, detached character property boasting stunning features, countryside views and self contained annex for sale.

Set within it's own grounds, accommodation and benefits include; A storm porch leading into a grand reception hall giving access to the ground floor living & entertaining space; Vast lounge and separate dining room offering excellent natural light, fireplaces and stunning feature, ideal when entertaining guests; High spec modern fitted kitchen/diner with ample cupboard & worktop space in addition to integrated appliances including double oven, five ring gas hob, fridge/freezer & dishwasher; Brick built conservatory overlooking the lawns and out to the countryside; Utility room offering additional storage and house the remaining white goods; Ground floor wet room comprising of a walking shower space, wash basin & WC.

The 1st floor consists of four substantial double bedrooms and three bathrooms; The master benefitting from fitted wardrobes, an en-suite shower room and a stunning countryside outlook. In addition to this there is a separate staircase leading to a separate landing area with two further double bedrooms above the garage, which offers excellent versatility whether that be to give older children their own space, a place to put up students as an extra income or ideal hobby/work from home rooms.

Top floor of the house offers two further substantial double bedrooms and a separate bathroom comprising of a bath with overhead shower attachment, wash basin & WC.

In addition this property boasts a separate self contained annex ensuring flexible leaving whether that be with a multi generational family coming together on one property or those looking to benefit from a passive income via long/short terms lets. The annex is made up of a generous lounge, modern fitted kitchen/diner, ground floor shower room and substantial double bedroom.

Externally there is an integral double garage, gated in & out driveway for multiple vehicles, vast manicured gardens and a detached garage & workshop positioned at the end of the garden.

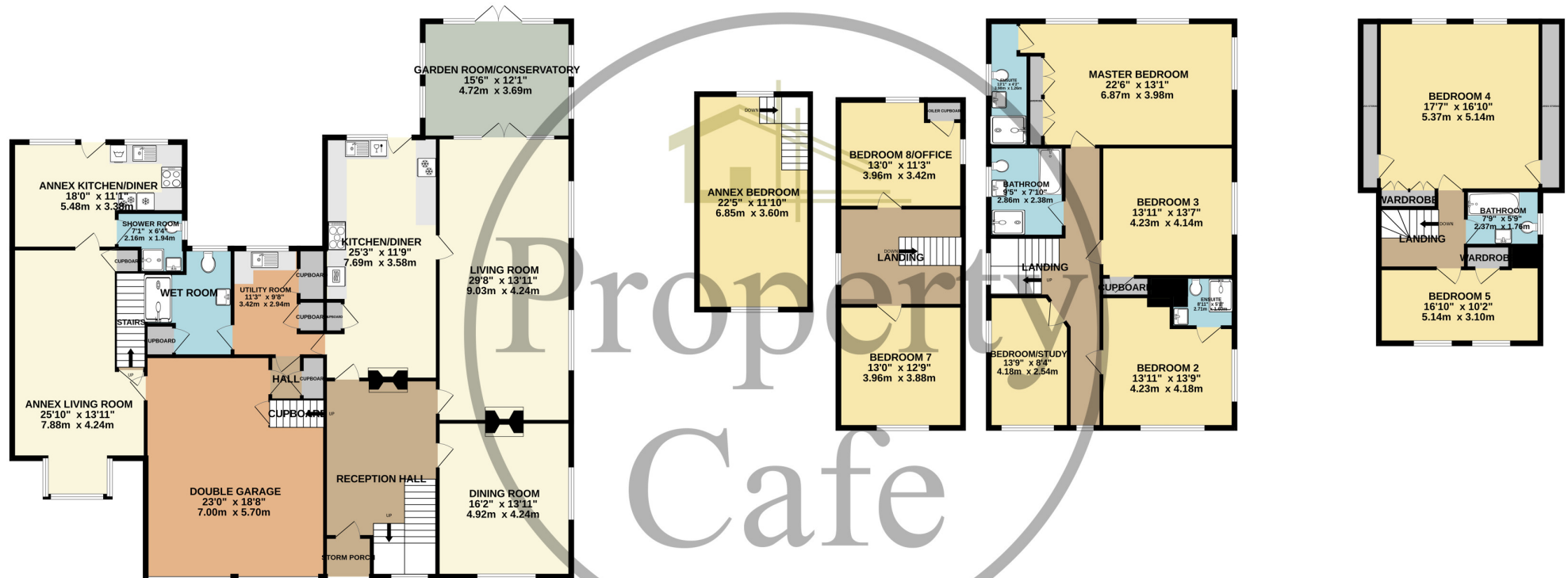
Offered for sale in immaculate decorative order throughout, having been decorated in contemporary colour schemes, finished to a high spec, gas central heated, double glazed and in truly sought after position. We recommend you view at your earliest convenience.



GROUND FLOOR  
2512 sq.ft. (233.3 sq.m.) approx.

1ST FLOOR  
1784 sq.ft. (165.7 sq.m.) approx.

2ND FLOOR  
632 sq.ft. (58.8 sq.m.) approx.



**TOTAL FLOOR AREA : 4928 sq.ft. (457.8 sq.m.) approx.**

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.

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**Bedrooms:** 9  
**Receptions:** 3  
**Council Tax:** Band G  
**Council Tax:** Rate 4253.89  
**Parking Types:** Driveway. Garage.  
**Heating Sources:** Gas.  
**Electricity Supply:** Mains Supply.  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** FTTC.  
**Accessibility Types:** Lateral living.



At The Property Cafe we believe it important to give clear and straight forward advice to both buyers and sellers alike and whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person. With this in mind we have developed a unique lounge style environment which allows you the time to discuss your requirements with us and enjoy your property search in comfort. Our trained consultants will be on hand to assist you with any questions you may have. We very much believe in giving accurate viewing feedback to our clients after each viewing so would ask you to call us with your feedback as soon as convenient.





**Agents Note:** Please note that planning permission has been granted for four detached properties with the grounds adjacent to Wakeford House: Additional details are available on request:

**Location :** The property is situated within a semi-rural and sought after pocket of Bexhill located a short distance to both Bexhill town centre and Little Common Village which offers an excellent range of independent shops and amenities serving the local residents, the superb De La Warr Pavilion regularly featuring bands, shows and international artists. You will find all the general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years, an excellent Doctors surgery & dentist, vibrant local pubs and restaurants, a pharmacy & main post office. There are regular bus services close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.

- Substantial Eight Bedroom Detached Family Home
  - Generous & Manicured Grounds
  - High Spec Modern Fitted kitchen/Diner
- Off-Road Parking For Several Vehicles Via A Gated In & Out Driveway
  - Separate One Bedroom Self Contained Annex
- Integral Double Garage
- Sought After Semi-Rural Location
- Immaculately Presented Throughout Finished To A High Standard
- Character House With Stunning Features & Fireplaces
  - Viewing Highly Recommended