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Plot 2 Little Worsham Farm Barns Worsham Lane, BEXHILL on **£399,950**  
 SEA, East Sussex TN40 2QP **freehold**

A delightful portion of a period barn conversion, set down a long private farm track yet close to the Town Centre and seafront. The property forms an attractive complex of period barns that are under conversion into five dwellings and No. 2 is nearing completion and ready for viewing.

Attached Barn Conversion

2 Bedrooms

10 Years ABC Warranty

Close to Town and Seafront

## Description

Plot 2 Little Worsham Farm Barns forms part of an attractive complex of period farm buildings that are undergoing conversion into five individual properties offering varied layouts over one or two floors, all adjoining open countryside. The properties will benefit from all the latest refinements with high levels of insulation, warm roofs, air source heating with underfloor heating to the ground floor and luxurious fixtures and fittings, fully fitted kitchens and luxurious bathrooms. Much of the original detail of the barn has been retained with attractive brickwork with blue headers. The roof is newly tiled and highly insulated and Plot 2 enjoys an area of garden to the front and an attractive wall enclosed courtyard to the rear, with a schedule of planting, post and rail fencing and two parking spaces. The properties will all benefit from a 10 year ABC builders warranty.

Although at the end of a long farm track the barns are located a short driving distance from the town of Bexhill with its range of amenities, station and seafront promenade.

NOTE: Some of the photographs have been modified for marketing purposes.

## 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 room dimensions comprises a timber panelled and glazed door through to

### RECEPTION HALL

with tiled floor and stairs rising to first floor landing, meter cupboard, large under stairs cupboard.

### CLOAKROOM

fitted with a concealed cistern wc and vanity sink unit.

### KITCHEN/LIVING ROOM

20' 1" x 14' 3" (6.12m x 4.34m) an impressive double aspect room with three Velux windows above and French doors to both the front and rear. There is tiled flooring with underfloor heating throughout. The kitchen is fitted with a range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with integrated dishwasher, fridge and freezer and bin store. There is a fitted oven and microwave and a large area of hardwood working surface incorporating a 4 ring hob with extractor fan above and a 1 1/2 bowl acrylic sink with mixer tap and drainer.



### BEDROOM 2

12' 0" x 11' 3" (3.66m x 3.43m) with window to rear.

## FIRST FLOOR LANDING

### BATHROOM

8' 0" x 5' 6" (2.44m x 1.68m) fitted with an attractive slipper bath with mixer taps, heated towel rail to side, vanity sink unit and concealed cistern wc, LED backlit mirror.



### BEDROOM

12' 0" x 12' 9" (3.66m x 3.89m) with window taking in views to the rear, exposed timber and original metal framework, cupboard.

### OUTSIDE

The property enjoys an area of parking with a large area of hedge enclosed brick paved courtyard to the front and an area of lawn with access to the parking. To the rear is an attractive wall enclosed courtyard.

## SITE PLAN



## NOTE

The land to the south of the barns is earmarked for residential development, further details available upon request.

**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.