



THE GATE LODGE HOLLIS STREET FARM NINFIELD ROAD, BEXHILL ON SEA TN39 5JS

£750,000 FREEHOLD



ENTRANCE PORCH

Accessed via front door leading into the entrance hall, laminate flooring.

ENTRANCE HALL

Having window to the front, double cupboard with door leading to the ground floor rooms, wood effect flooring.

LOUNGE

18' 0" x 12' 0" (5.49m x 3.66m) A 20 Ft feature vaulted ceiling, dual fuel wood burner, a feature spiral staircase to the first floor and bi-fold doors to the conservatory, laminate wood flooring, two radiators, double glazed patio door leading into the living room.

KITCHEN/BREAKFAST ROOM

17' 10" x 12' 3" (5.44m x 3.73m) A fitted kitchen comprising range of wall and base units with work surfaces over incorporating a double butler sink, space for range cooker, space and plumbing for dishwasher, further vaulted ceiling, door through to the utility area, partly tiled walls, space for dining room table and feature exposed brick work.

LOBBY

Door to rear garden and laminate wood flooring. Door to:

UTILITY/HEATING CYLINDER ROOM

8' 2" x 5' 8" (2.49m x 1.73m) Double glazed window to the side, space and plumbing for a washing machine, tumble dryer and space for fridge/freezer. Solar heating controls and water cylinder.

CONSERVATORY

Having a glass roof with double glazed doors leading onto the garden, double glazed windows all round, tiled flooring and air conditioning unit.

BEDROOM 2

12' 6" x 9' 4" (3.81m x 2.84m) Double glazed French patio doors to the side garden, radiator, laminate wood flooring and door through to En Suite.

EN-SUITE SHOWER ROOM

Shower cubicle with unit and multi jets, wash hand basin with mixer tap, low level WC, partly tiled walls, heated towel rail and ceiling spotlights.

BEDROOM 4

Three double glazed windows to the front, wash hand basin, radiator and laminate wood flooring.

MAIN BATHROOM

Double glazed windows to the side, a modern fitted bathroom suite with comprising free standing bath with mixer tap and shower attachment over. Low level WC, wash hand basin with mixer tap, chrome heated towel rail, partly tiled walls, tiled floor and a built in double fronted cupboard with shelving, radiator and ceiling spotlights.

LIVING ROOM

24' 0" x 24' 0" (7.32m x 7.32m) Five sets of double glazed doors leading to the garden (two sliding and three French), a newly extended living area with exposed wood beam feature structural support, three radiators, exposed treated wood effect flooring with stairs leading to main bedroom and door through to ground floor shower room.

GROUND FLOOR SHOWER ROOM

Window to the side, An enclosed fully tiled bathroom with low level WC, wash hand basin with mixer tap, Japanese style bath/shower, heated towel rail and glass coloured blocks to front.

SPIRAL STAIRCASE

Rising to the first floor landing.

BEDROOM 3

Double glazed window to the side, built-in wardrobe, further double fronted cupboard and door through to En Suite, this room has a completely separate supply of electricity.

EN-SUITE

Having shower cubicle, low level WC and wash hand basin.

FIRST FLOOR

Stairs leading to first floor to the kitchenette area, this could be used as a self contained annex or flat as it has independent facilities.

KITCHENETTE

14' 0" x 7' 0" (4.27m x 2.13m) Having two skylight style windows to the side, door leading through to master bedroom, appliances include sink, space and plumbing for washing machine and space for fridge freezer, work surfaces with partly tiled walls and storage cupboard.

BEDROOM 1

16' 8" x 14' 7" (5.08m x 4.45m) A vaulted ceiling with bay window to the side, stunning views across farmland ample eaves storage facilities, double glazed sliding patio doors leading to the balcony, eaves storage cupboards and radiator.

BALCONY

A large wood decked balcony with far reaching views over the garden and open countryside. Enclosed by wooden balustrade and wooden spindles.

EN-SUITE SHOWER ROOM

Double glazed window to the side, shower cubicle with bi-folding doors, low level WC, wash hand basin.

FRONT GARDEN

A gravel driveway approximately 70 foot, set back from the road with gated access and off road parking for several vehicles including large vehicles and motor homes.

REAR GARDEN

Overall the property measures approximately just under half an acre, the gardens have many features with the main area being laid to lawn, featured deck area, the garden is placed to three sides and is completely secluded backing onto farm land off of a private road, various trees including Oak trees, Fig trees, Cherry trees and many feature plants, gated side access, two large out buildings and a shed.

SUMMERHOUSE 1

12' 6" x 12' 6" (3.81m x 3.81m) A wooden constructed summer house with power and water, window to the front and side and door through to separate toilet.

TOILET

Having low level WC on a macerator system and self sufficient.

SUMMERHOUSE 2

9' 6" x 7' 7" (2.90m x 2.31m) A Timber constructed summer house with door to the front,

GARDENS

A good size garden to three sides which is enclosed and mainly laid to lawn.

AGENTS NOTES

Council Tax Band E

EPC Rating C

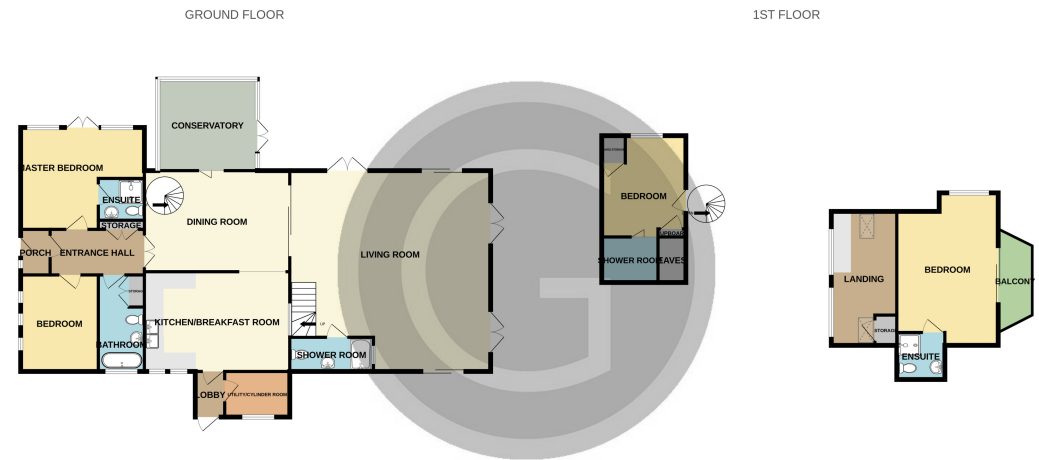
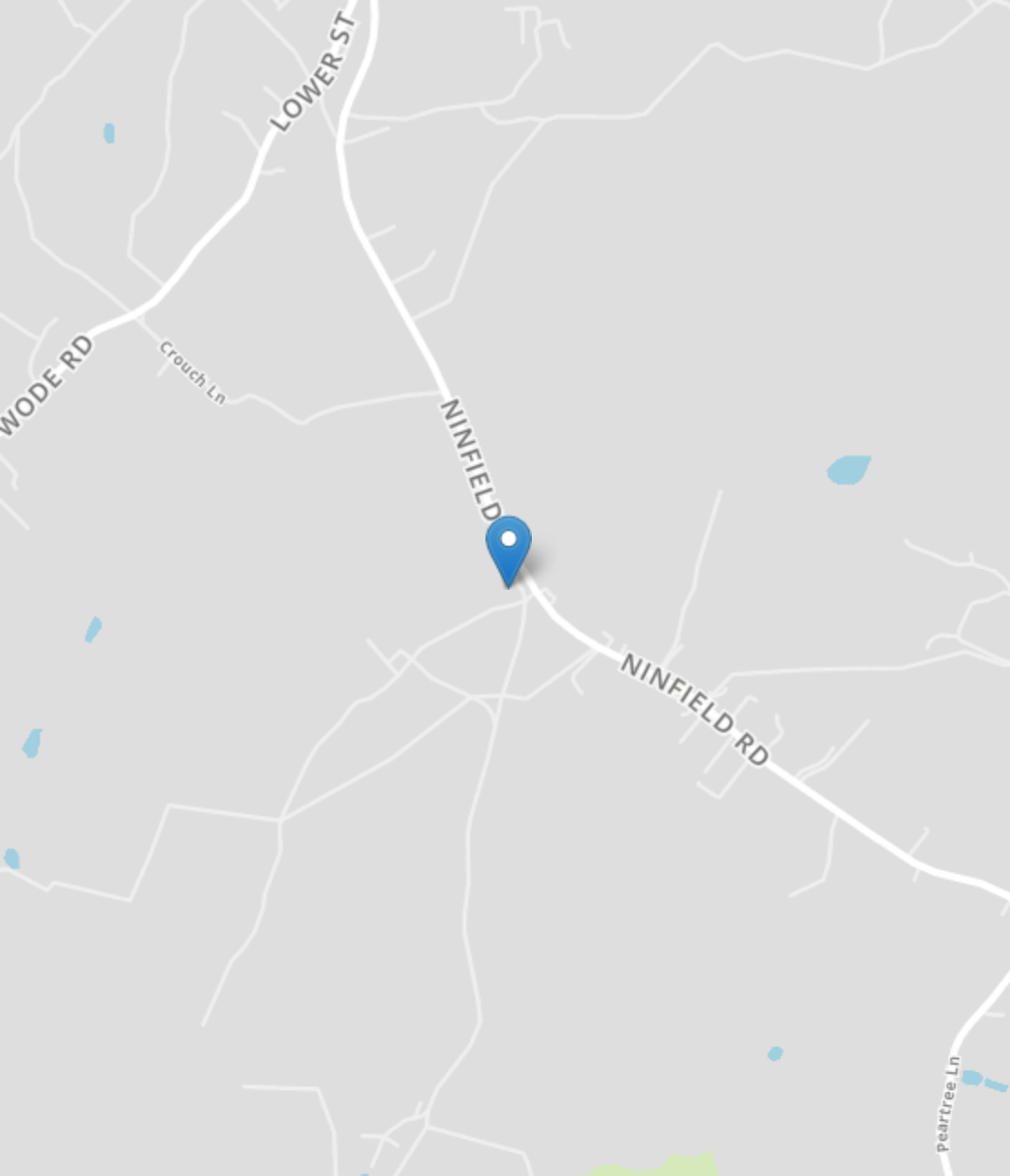
VIEWING ARRANGEMENTS

Viewing is strictly by appointment only through Greystones Estate Agents.

DISCLAIMER PROPERTY DETAILS

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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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