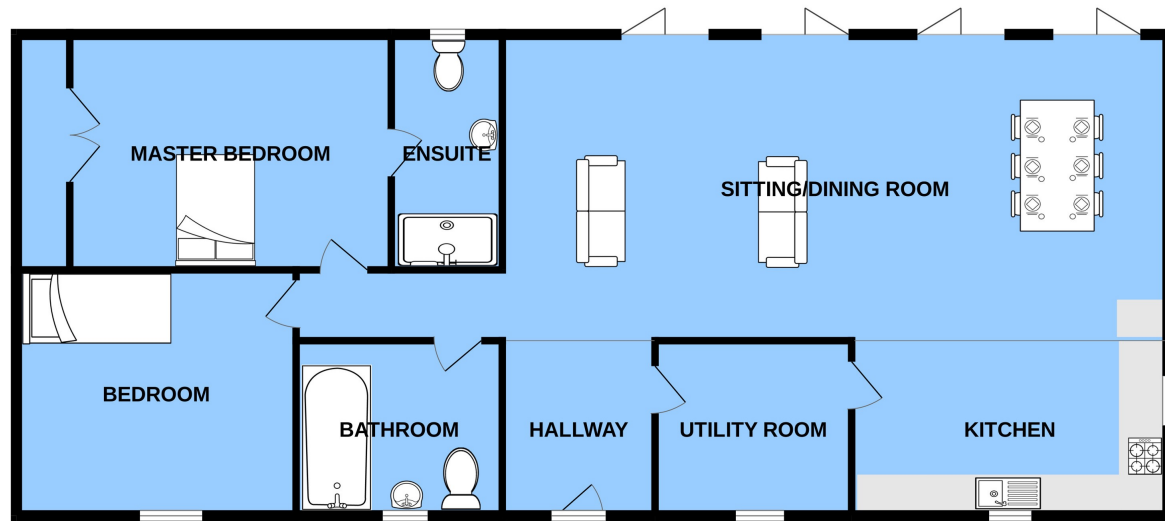


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



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 not 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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Holly Barn, Little Worsham Farm Barns, Worsham Lane, BEXHILL on SEA, East Sussex TN40 2TX

£525,000
freehold

Little Worsham Farm Barns is set down a long farm track yet close to the Town Centre and seafront. The property forms an attractive complex of period barns that are undergoing conversion into five dwellings and Holly Barn is due for completion in 2025.

Attractive Complex of
 Converted Period Barns

Open Plan
 Kitchen/Living/Dining Room

2 Bedrooms | En-Suite

High Specification

Description

Plot 5 Little Worsham Farm Barns forms part of an attractive complex of period farm buildings that are under going conversion into five individual properties offering varied layouts over one or two floors, all adjoining open countryside. The properties all benefit from all the latest refinements with high levels of insulation, warm roofs with air source heating and under floor heating to the ground floor, luxurious fixtures and fittings, fully fitted kitchens and luxurious bathrooms. Much of the original detail of the barn has been retained with attractive brick work with blue headers and some flint work. The roof is newly tiled and highly insulated and plot 5 enjoys an area of garden to the rear with patio and newly planted hedge enclosure. Although at the end of long farm track, the barns are located only a short distance from the town of Bexhill with its range of amenities, station and seafront promenade.

Note: The images used are of Plot 1 and are for indicative purposes only.

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 approximately room dimensions, is approached via stable door to

VAULTED KITCHEN/LIVING ROOM

Partially sub divided with two separate vaulted rooms with two sets of bi-fold doors onto patio and garden and a stable door to outside, tiled flooring throughout and fitted with an extensive range of base and wall mounted Shaker style kitchen cabinets incorporating cupboards and drawers with integrated dishwasher, washer/dryer, bin store, fridge/freezer. There is an oven and a microwave and an extensive area of working surface incorporating an acrylic sink and a four ring induction hob with an integrated extractor fan. The kitchen opens into the living/dining area with under floor heating throughout. An opening leads through to the

INNER HALLWAY

With tiled floor.

BATHROOM

With obscured window to rear, tiled floor, fitted with a panelled bath with fixed and hand held shower with double glazed shower screen, vanity sink unit with mixer tap, concealed cistern WC and heated towel rail.

MASTER BEDROOM

Vaulted ceiling with exposed ceiling timbers, oak flooring with under floor heating, door through to

EN-SUITE SHOWER ROOM

Window to rear, fitted with a large shower enclosure with glazed screen, fixed and hand held shower heads, concealed cistern WC and vanity sink unit, heated towel rail.

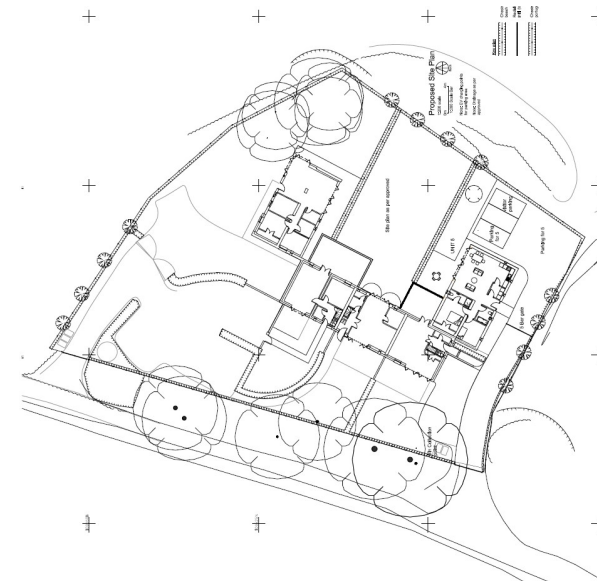
BEDROOM 2

Window to front, vaulted ceiling, oak flooring.

OUTSIDE

The property is approached via the first entrance to the barns, accessed via a five bar gate to a parking and turning area. The rear garden will have an area of patio and hedge enclosures.

SITE PLAN



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.