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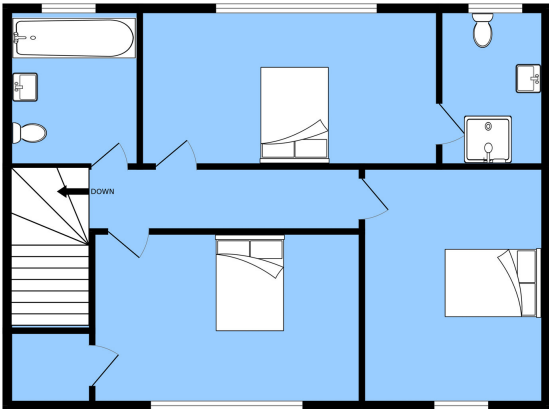
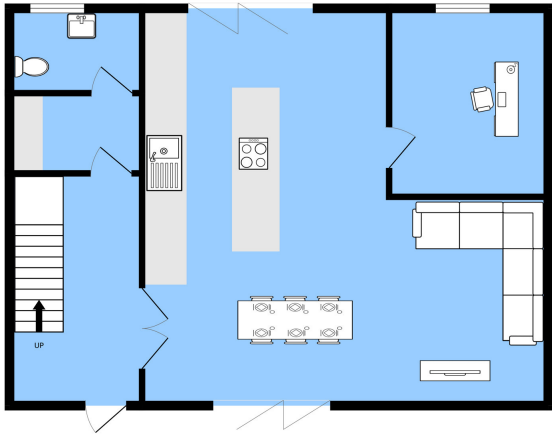
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GROUND FLOOR

1ST FLOOR



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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Plot 3 Little Worsham Farm Barns Worsham Lane, BEXHILL on SEA,
East Sussex TN40 2QP

£525,000

freehold

A delightful portion of a period barn conversion set down a long private farm track yet close to the Town Centre and seafront. This 3 bedroom property forms part of an attractive complex of barns that are under conversion into five dwellings and number 3 is nearing completion and ready for viewing.

Period Barn Conversion
Off-Road Parking

Private Farm Track
Front and Rear Garden

3 Bedrooms

High Specification

Description

Plot 3 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 and 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 3 enjoys an area of garden at the front which is hedge enclosed with a pathway to two parking spaces and to the rear, a large level garden 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.

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

is approached via oak panel and glazed door to

RECEPTION HALL

12' 0" x 6' 0" (3.66m x 1.83m) With stairs rising to first floor landing, under stairs cupboard housing fuse board, polished tiled flooring, glazed double doors opening into

KITCHEN/LIVING ROOM

21' 5" x 10' 10" (6.53m x 3.30m) Opening into Dining Area 12' 4" x 9' 7" (3.76m x 2.92m). An impressive double aspect room with wide glazing to both the front and rear with bi-fold doors opening onto the rear patio and with recessed lighting and polished tiled flooring throughout. The kitchen area is fitted with a range of handleless base and wall mounted kitchen cabinets incorporating cupboards and drawers with integrated bin store, washing machine, dishwasher, oven and microwave. The kitchen is arranged around a breakfast bar with four ring hob, an additional working surface incorporating acrylic sink.



STUDY/BEDROOM

8' 7" x 8' 0" (2.62m x 2.44m) Window taking in views to the rear.

UTILITY ROOM

6' 0" x 5' 0" (1.83m x 1.52m) housing the water tank and air source heating system.

WC

6' 1" x 2' 10" (1.85m x 0.86m) With window to rear, recessed lighting, polished tiled floor, concealed cistern WC and corner wash hand basin.

FIRST FLOOR LANDING

With loft access.

BEDROOM

13' 4" x 9' 3" (4.06m x 2.82m) plus recess, 3' 7" x 4' 1" (1.09m x 1.24m) with window taking in lovely views over the front garden beyond.

FAMILY BATHROOM

With window to front, fully tiled and fitted with a concealed cistern WC, vanity sink unit and panelled bath with shower and shower screen.

MASTER BEDROOM

12' 6" x 8' 8" (3.81m x 2.64m) With views of the garden beyond.



EN-SUITE

8' 8" x 5' 7" (2.64m x 1.70m) With window to rear, tiled floor, fitted with a large tile enclosed shower with glazed screen, vanity sink unit with mixer tap, concealed cistern WC, under floor heating.

BEDROOM

12' 1" x 9' 0" (3.68m x 2.74m) Window to front.

OUTSIDE

The property has an area of designated parking with a brick paved pathway that leads to the front garden that is predominantly laid to lawn with an area of paving that takes in the views of the front.

To the rear is a large area of level garden that is post and rail fence enclosed with a further area of brick paved patio.

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.