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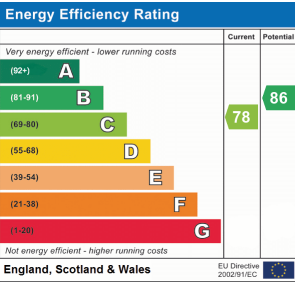
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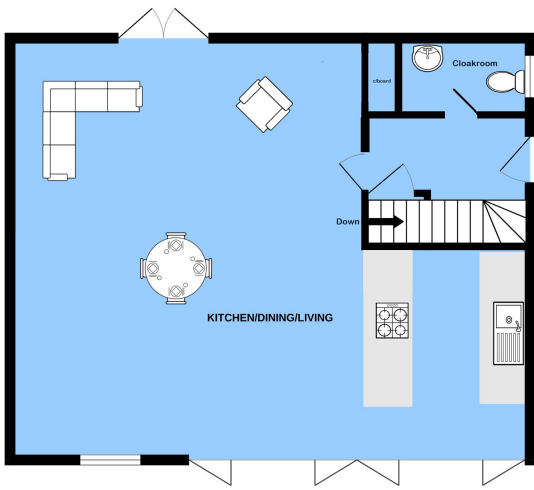
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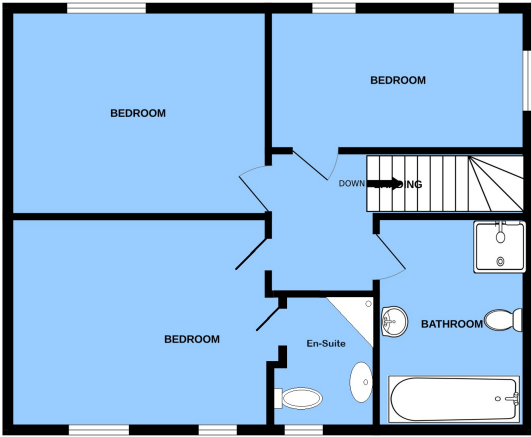
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GROUND FLOOR



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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Beech Barn, Little Worsham Farm Barns Worsham Lane, BEXHILL on  
SEA TN40 2TX

£499,950  
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 three bedroom property forms part of an attractive complex of barns that are under conversion into 5 dwellings and No. 4 is nearing completion and ready for viewing.

Period Barn Conversion

3 Bedrooms, 1 En-Suite  
Good Size Garden

Long Farm Track  
Family Bathroom

High Specification  
Cloakroom



## Description

Plot 4 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 and all adjoining open countryside. The properties all benefit from all the latest refinements with high levels of insulation, warm roofs, air source heating, underfloor heating to the ground floor, luxurious fixtures and fittings, fully fitted kitchens and luxury bathrooms. Much of the original detail of the barn has been retained with attractive brickwork, blue headers and some flint work. The roof is newly tiled and highly insulated and Plot 4 enjoys a good sized area of garden to the front, a courtyard to the rear and up to two parking spaces. Although at the end of a long farm track, the barns are located just a short distance from Bexhill town centre 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 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 COMPRISES

A panelled and glazed door with outside light to

## ENTRANCE HALL

9' 2" x 7' 3" (2.79m x 2.21m) with stairs rising to first floor landing with understairs cupboard housing the fuseboard and heating manifold, tiled floor.

## CLOAKROOM

6' 10" x 3' 0" (2.08m x 0.91m) with window to side, tiled floor and fitted with a concealed cistern wc, vanity sink unit with tiled splashback and mixer tap, large cupboard.

## LIVING/DINING ROOM

21' 2" x 14' 5" (6.45m x 4.39m) having a dual aspect with recessed lighting, double doors to rear patio, polished tiled flooring and opening into

## KITCHEN AREA

11' 2" x 9' 2" (3.40m x 2.79m) with two sets of bi-fold doors leading out to the brick paved patio. The kitchen area is fitted with a range of high gloss contemporary base and wall mounted kitchen cabinets incorporating cupboards and drawers with integrated bin store, dishwasher, washing machine, fridge, freezer, oven and microwave. There is a hardwood working surface incorporating a 1 1/2 bowl acrylic sink with mixer tap and drainer and a 4 ring hob. Large built in cupboard.



## FIRST FLOOR LANDING

with loft access.

## BEDROOM

11' 1" x 11' 0" (3.38m x 3.35m) with window taking in views over the garden and beyond.

## BEDROOM

12' 8" x 7' 4" (3.86m x 2.24m) having a double aspect.

## BATHROOM

10' 0" x 7' 2" (3.05m x 2.18m) max with obscured window to rear, tiled floor and fitted with a white panelled bath with telephone style taps and tiled surround, vanity sink unit with mixer tap, glazed shower with tiled enclosure.



## BEDROOM

11' 5" x 9' 8" (3.48m x 2.95m) with window to side and door to

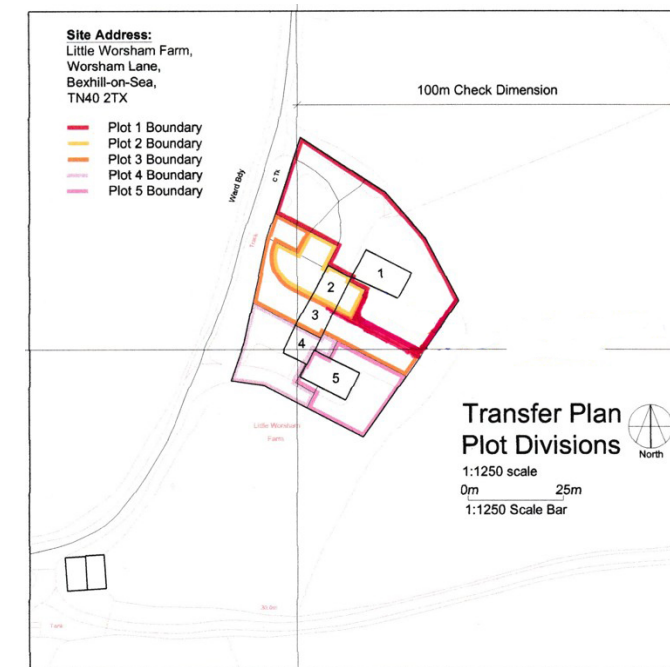
## EN-SUITE

6' 8" x 6' 0" (2.03m x 1.83m) with tiled floor and fitted with a corner shower with fixed and hand held shower attachment and glazed enclosure, low level wc and vanity sink unit with mixer tap.

## OUTSIDE

The property has an area of designated parking and the garden is predominantly laid to the front with an area of brick paved patio and a level lawn with a fence and hedge enclosure. To the rear is a wall enclosed courtyard garden.

## 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.