



BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

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Turkey Farm, St Marys Lane, Bexhill-on-Sea, East Sussex
£585,000 TN39 5JE
4 Bedroom 2 Bathroom 2 Reception



AT A GLANCE...

Bexhill Estates are extremely proud to bring to the market this re-furnished four bedroom detached house, positioned in a secluded and semi rural location just off St Marys Lane. This gated property is accessed via a private 200m private lane and is positioned on a generous plot, with stunning rural views across farmland.

The property itself is deceptively spacious and accommodation comprises impressive entrance hall with excellent built in storage, double aspect sitting room with inglenook fireplace and patio doors leading directly on to a sun deck, farmhouse style kitchen with quartz worktop, range of built in appliances and substantial breakfast bar area, ground floor bedroom with ensuite shower room and w/c, making the property ideal for multi-generational living. To the first floor can be found three generous double bedrooms, ample storage and a family bathroom with large jacuzzi style bath and w/c.

In addition the property boasts triple glazing, climate control, electric remote double gates and a number of period features, giving this modern property a wealth of character and charm.

To the outside can be found a generous plot and walled garden being mostly laid to lawn, with beautiful array of mature trees and planting, various patio areas to enjoy all year round and a sun deck. There is generous off road parking for a number of vehicles and a garage.



Key Features:

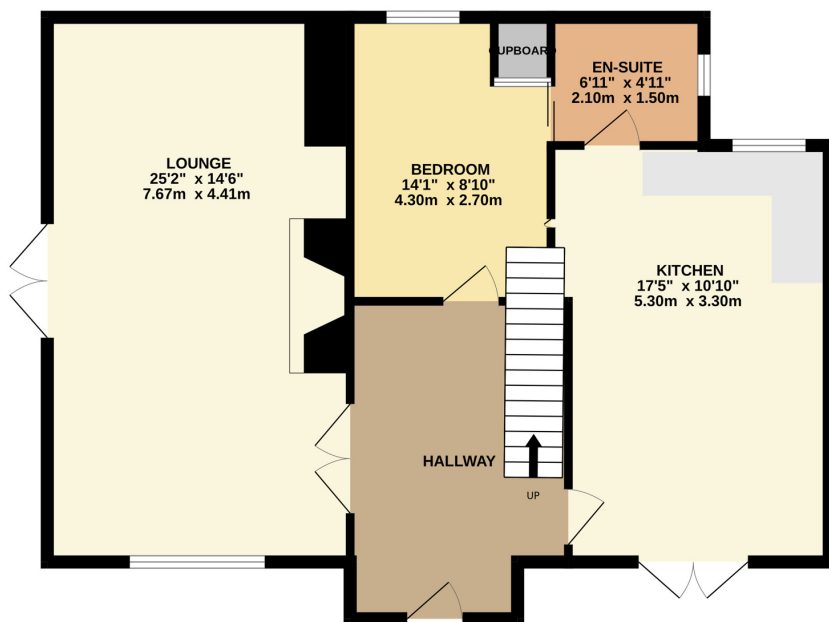
- Positioned In A Private Lane
- Gated Semi-Rural Location
- Substantial Gardens With Rural Views
- Stunning Rural Views
- Garage
- Four Bedroom Detached House
- Ground Floor Bedroom With Ensuite
- Character And Charm
- ORP For Numerous Vehicles
- Early Inspection Advised

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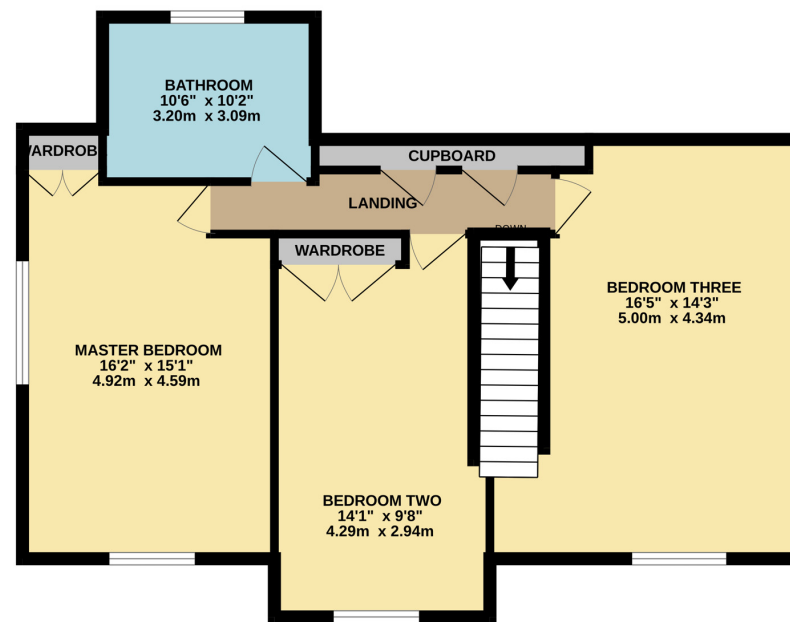
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GROUND FLOOR
823 sq.ft. (76.5 sq.m.) approx.



1ST FLOOR
715 sq.ft. (66.4 sq.m.) approx.



TURKEY FARM - HP23

TOTAL FLOOR AREA : 1538 sq.ft. (142.9 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B		
(69-80)	C		69
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

LOCATION

The property is set down a private track/drive of approximately 200 metres approached from a lane and is the last property on the track located between Ninfield village and Bexhill on Sea. Ninfield benefits from a community centre and various amenities and the beautiful and historic town of Battle (6.2 miles) lies to the North, with mainline station connecting to London Bridge/Charing Cross). Bexhill-on-Sea and Eastbourne are some 3 miles and 10 miles respectively offering a range of water sports and leisure/recreational options on the doorstep. The location also offers a good choice of country walks, cycle trails and bridleways with nearby beach riding at Cooden also around 3 miles away. There are several state and private schools within reach including Ninfield primary school; Claverham Community College and Battle Abbey at Battle; Bede's at Upper Dicker; Eastbourne College and Moira House at Eastbourne

EXTERIOR

Private driveway via electric gates leading into generous off road parking. This property has charming and partially walled grounds to three sides, being mostly laid to lawn with vast range of trees and mature shrubs, numerous patio and decked areas offering charming and picturesque spots to take in the rural views. In addition there is a garage.

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