



WEST OAST BUCKHOLT FARM BUCKHOLT LANE NEAR BEXHILL-ON-SEA EAST SUSSEX TN39 5AX

Catsfield	-	3 miles
Bexhill-on-Sea	-	4 miles
Crowhurst (MLS)	-	4.1 miles
Eastbourne	-	14.8 miles
Tunbridge Wells	-	29 miles

An attached converted Oast House with an adjoining yard and paddock located in a rural and elevated position.

- Four-bedroom converted Oast House- EPC: D
- Enclosed garden
- Yard and paddock
- Rural location
- Extending in all to approximately 1.01

FOR SALE BY PRIVATE TREATY

GUIDE PRICE: £595,000

VIEWING: Strictly by appointment with the selling agents:

BTF Partnership
82 High Street
Heathfield
East Sussex
TN21 8JD
01435 864455

Savills Rural
74 High Street
Sevenoaks
Kent
TN13 1JR
01732 879050

LOCATION

West Oast is situated in a rural and elevated location on a Sussex farm, approximately three miles to the south-west of Catsfield village, and four miles from the coast at Bexhill-on-Sea.

Crowhurst railway station, which is approximately 4.1 miles to the north-east, offers direct services into London Bridge and Charing Cross, with journey times of approximately 80 and 90 minutes respectively. Gatwick airport is about 45 miles distant, and the A21 to Tonbridge and the M25 at Sevenoaks can be joined approximately 6 miles to the east.



DESCRIPTION

West Oast is one half of a traditional Oast House that was converted into a pair of attached four-bedroom dwellings in about 2004.

The accommodation benefits from a combination of underfloor heating on the ground floor and oil-fired central heating on the first floor, and briefly comprises:

GROUND FLOOR

Entrance Hall: York Stone floor, stairs to **First Floor**, and **Cloakroom** off.

Sitting/Dining Room: Open fireplace with exposed brick chimney breast. Glazed doors to outside.

Kitchen (within roundel): Central island with electric hob and built-in storage cupboards. Matching base and wall-mounted storage units with integral electric double oven. Worktop with inset stainless-steel sink and storage units below. Space and plumbing for dishwasher. Door to outside.

Utility Room: Space and plumbing for washing machine.

FIRST FLOOR

Master Bedroom (within roundel): Exposed ceiling timbers, En-Suite with shower, pedestal wash basin, and W.C.

Bedroom 2: Exposed ceiling timbers, partially wooden panelled walls, **En-Suite** with shower, pedestal wash basin, and W.C.

Bedroom 3: Exposed ceiling timbers, partially wooden panelled walls, access hatch to roof space storage cupboard (not inspected).

Bedroom 4: Exposed ceiling timbers.

Family Bathroom: Panelled bath, pedestal wash basin, and W.C.

OUTSIDE

The garden at West Oast is predominantly laid to lawn, together with the benefit of a paved seating area and private parking.

YARD AND PADDOCK

A former agricultural yard located to south-west of the Oast benefits from a separate entrance leading from Buckholt Farm drive, and a range of outbuildings, which are now in need of renovation or replacement (subject to obtaining any necessary permissions).

The yard and adjoining paddock extend in all to approximately 0.79 acres.



DIRECTIONS

PLEASE NOTE: ACCESS IS VIA WATERMILL LANE ONLY. Heading north-west on the A2691 (Hastings and Bexhill bypass – Coombe Valley Way), continue north-west towards Ninfield, along Havenbrook Avenue, passing straight over the roundabout and then turn right into Watermill Lane at the next roundabout. Continue north along Watermill Lane for about 0.4 miles and the driveway to Buckholt Farm can be found clearly signposted on the right-hand side. Follow the farm drive east for over half a mile, and then upon arriving at Buckholt Farmhouse and yard, bear right just after the farm buildings, and then after a short distance (approximately 40 yards), the driveway leading to West Oast will be found on the left-hand side.

WHAT 3 WORDS: yards.soft.guess (this is the entrance to the farm driveway)

SERVICES

Mains electricity and water. Private drainage.

TENURE

The property is freehold and will be sold with vacant possession upon completion.

LOCAL AUTHORITY

Rother District Council, Town Hall, London Road, Bexhill-on-Sea. www.rother.gov.uk

COUNCIL TAX: Band D

METHOD OF SALE

The property is offered for sale by private treaty.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights whether public or private, including rights of way, supply, drainage, water and electricity supplies or other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to or not within these particulars.



PLANS

The plans provided are for identification purposes only, and purchasers should satisfy themselves on the location of external or internal boundaries prior to offering.

PURCHASER IDENTIFICATION

In accordance with Anti-Money Laundering regulations, we are required to obtain proof of identification for all purchasers, and the services of 'Thirdfort' are employed to undertake the relevant checks.

AGENT'S NOTE

We have prepared these sale particulars as a general guide and none of the statements contained within them should be relied upon as a statement of fact. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. We have not carried out detailed or structural surveys, nor tested the services, appliances, or any fittings.

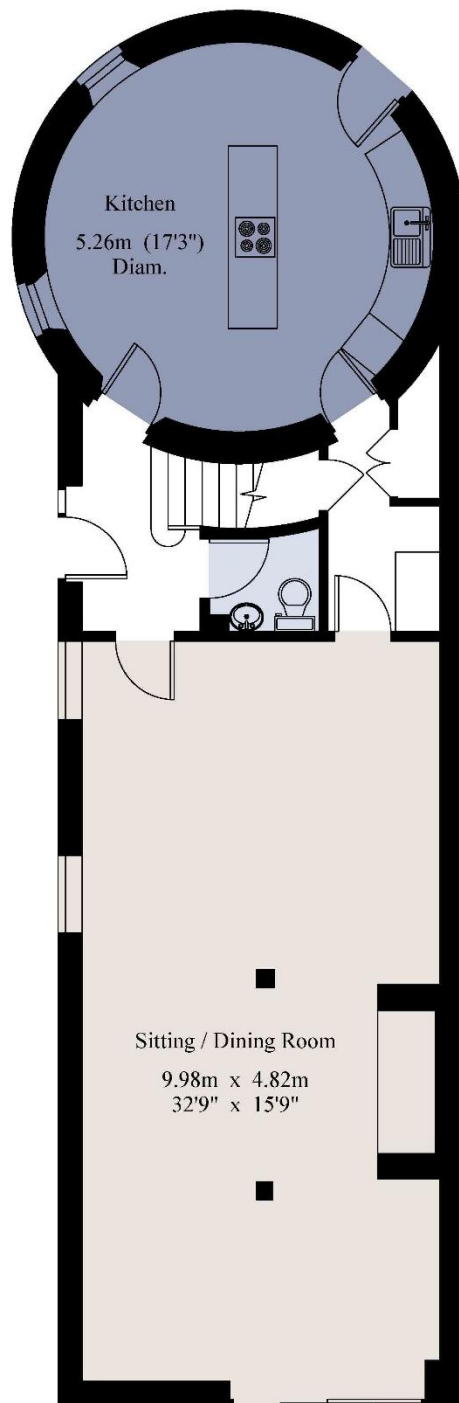
Drone photographs taken June 2023. All other photographs taken February 2025.

ACCESS

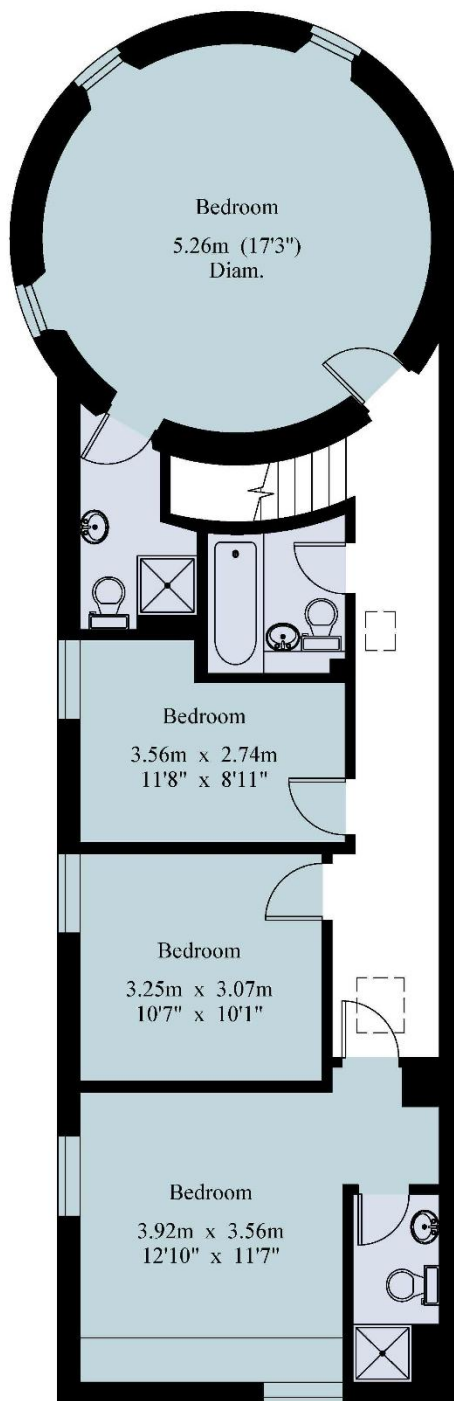
Access to West Oast is via Buckholt Farm drive (within third party ownership) and over a driveway shared with the adjoining property (East Oast). Access to the yard and paddock is via a separate entrance, which also leads from Buckholt Farm Drive.

VIEWINGS

The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings, whether accompanied or not.



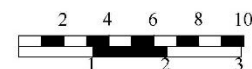
Ground Floor



First Floor

West Oast, Buckholt Farm

Gross Internal Area : 173.1 sq.m (1863 sq.ft.)



For Identification Purposes Only.
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BOUNDARIES EDGED IN RED FOR
IDENTIFICATION PURPOSES
ONLY.

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