



Gate Lodge, Hollis Street Farm Ninfield Road, Bexhill-On-Sea, TN39 5JS

****GUIDE PRICE £750,000 - £775,000**** AN ATTRACTIVE AND DECEPTIVELY SPACIOUS FOUR BEDROOM DETACHED FAMILY HOUSE, OCCUPYING A 0.46 ACRE PLOT ON THE WESTERN OUTSKIRTS OF BEXHILL CLOSE TO ADJOINING FARMLAND WITHIN THE CLAVERHAM CATCHMENT, AS WELL AS CLOSE TO NINFIELD PRIMARY SCHOOL, LOCAL COUNTRYSIDE WALKS AND ACCESS TO BEXHILL & BATTLE WITH THEIR SHOPS, RESTAURANTS AND MAINLINE RAILWAY STATIONS CONNECTING TO LONDON.

The property is nicely set back and has a five bar gated entrance leading to the 70ft gravel driveway which provides off road parking for up to five vehicles. The accommodation is considered to be very versatile and is arranged over two floors to include a living room with a feature 19ft vaulted ceiling, an adjoining double glazed conservatory and a spiral staircase leading up to the third bedroom with en-suite shower room. There is also a 17'10 x 12'3 kitchen/breakfast room and a separate utility room. A particular feature of the property is the main reception room which is triple aspect with both French and sliding patio doors leading out onto all three sides of the garden. There is also a separate staircase to the first floor which offers self-contained living space to include a 16'8 x 14'7 bedroom with vaulted ceiling and en-suite shower room, a kitchenette and an enclosed rear balcony overlooking the gardens with views towards adjoining farmland.

Outside, the established gardens are enclosed with natural hedging and mature trees enjoying seclusion with a southerly aspect and there is also two timber summer houses as well as a garden store shed, a fish pond and a ships bow tree house. Further benefits include a wet system back boiler, double glazing, mains drainage and the property is to be sold CHAIN FREE. Viewing considered essential with Sole agents, Charles & Co.

Guide price £750,000

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- Attractive Detached House
- Living Room & Conservatory
- Family Bathroom/W.C
- AVAILABLE CHAIN FREE
- Four Bedrooms
- 18'0 x 12'0 Kitchen/Breakfast Room
- Level Gardens on 0.46 Acre Plot
- 24'0 x 24'0 Main Reception Room
- Three En-Suite Shower Rooms
- Driveway for Several Vehicles

Entrance Porch

Entrance Hallway

11'6 x 5'7 (3.51m x 1.70m)

Living Room

18'0 x 12'0 (5.49m x 3.66m)

Conservatory

12'5 x 11'0 (3.78m x 3.35m)

Kitchen/Breakfast Room

17'10 x 12'3 (5.44m x 3.73m)

Side Porch

Utility Room

8'2 x 5'8 (2.49m x 1.73m)

From Entrance Hallway, door to

Bedroom Two

12'6 x 9'4 plus recess (3.81m x 2.84m plus recess)

En-Suite Shower Room/W.C

5'5 x 4'6 (1.65m x 1.37m)

Bedroom Four

11'10 x 9'5 (3.61m x 2.87m)

Family Bathroom/W.C

11'8 x 5'9 (3.56m x 1.75m)

Main Reception Room

24'0 x 24'0 (7.32m x 7.32m)

Downstairs Shower Room

11'2 x 3'3 (3.40m x 0.99m)

From Main Reception Room, stairs rise to

First Floor

Kitchenette

14'0 x 7'0 (4.27m x 2.13m)

Bedroom One

16'8 x 14'7 plus bay window (5.08m x 4.45m plus bay window)

En Suite Shower Room

6'0 x 5'4 (1.83m x 1.63m)

Enclosed Balcony/Sun Terrace

14'0 x 7'0 max (4.27m x 2.13m max)

Outside

Driveway

Gardens

Summer House One

12'6 x 12'6 (3.81m x 3.81m)

Summer House Two

9'6 x 7'7 (2.90m x 2.31m)

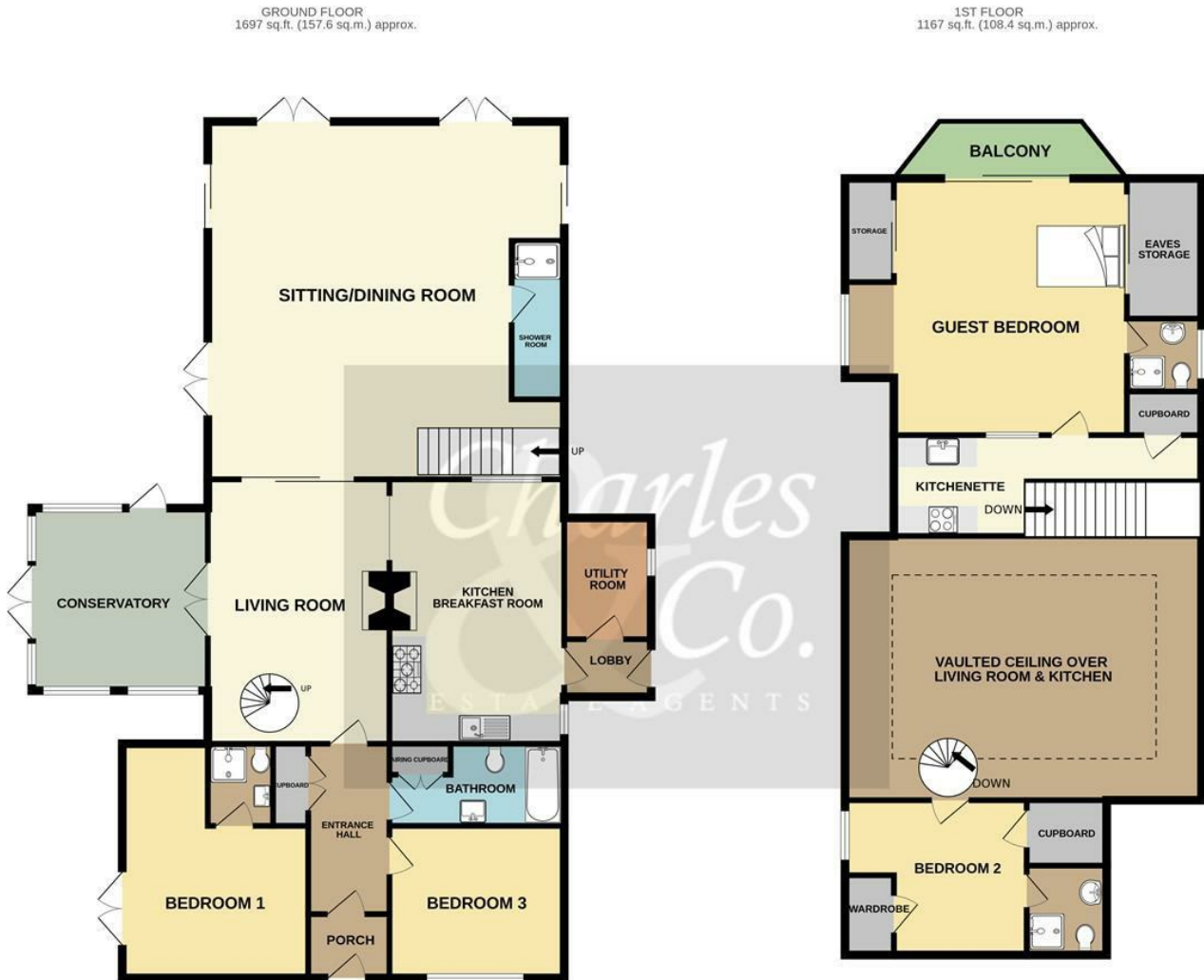
Garden Store

10'0 x 9'0 (3.05m x 2.74m)





Floor Plan



TOTAL FLOOR AREA: 2864 sq.ft. (266.1 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 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 71 |
| (55-68) D | 47 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |