



**Pebsham Farm House Pebsham Lane, Bexhill-On-Sea TN40 2RZ**



**welcome to**

**Pebsham Farm House Pebsham Lane, Bexhill-On-Sea**

Fox & Sons are proud to market this stunning FIVE-BEDROOM FARM HOUSE which forms part of a gorgeous, CHARACTER converted mansion!  
Combining rustic charm and modern comforts & convenience, this property lies in an area of outstanding beauty, with stunning views all the way down to the coast.



### Entrance Hallway

Single-glazed main entrance door, radiator and alarm system.

### Lounge

18' 2" x 16' 3" ( 5.54m x 4.95m )

Single-glazed bay window overlooking the rear garden, period feature beams and an open feature fireplace. Access leads into the utility area.

### Kitchen / Diner

20' 11" x 14' 6" ( 6.38m x 4.42m )

With further period beams creating a cosy space for dining, leading into the kitchen. The oak beams are continued into the kitchen which also features single-glazed double-aspect windows to the front & side-aspects, a range of matching wall and base units, feature fireplace, space & plumbing for all appliances as well as ample storage and powerpoints.

### Utility

7' 4" x 7' 6" ( 2.24m x 2.29m )

Space & plumbing for appliances, powerpoints, integral storage and access to the rear garden.

### Cloakroom / Wc

Low-level WC, wall-mounted wash hand basin and a single-glazed window to the front-aspect.

### First-Floor:

#### Bedroom One

18' 1" x 12' 10" ( 5.51m x 3.91m )

Single-glazed bay window, powerpoints and access to the master en-suite.

#### En-Suite

Paneled bath, wash hand basin, low-level WC & towel rail.

#### Bedroom Two

16' 2" x 15' ( 4.93m x 4.57m )

Dual-aspect single-glazed windows with far reaching rural views & built in wardrobe space.

### Bathroom

11' 2" x 7' 3" ( 3.40m x 2.21m )

Matching white suite comprising a paneled bath, single shower unit, low-level WC and a single-glazed frosted window to the front-aspect.

### Second Floor:

#### Bedroom Three

21' 7" x 11' 5" ( 6.58m x 3.48m )

Single-glazed window to the rear-aspect overlooking the rear garden, radiator and powerpoints.

### Bedroom Four

13' 7" x 9' 5" ( 4.14m x 2.87m )

Single-glazed window to the side-aspect with integral storage cupboards, radiator and powerpoints.

### Bedroom Five

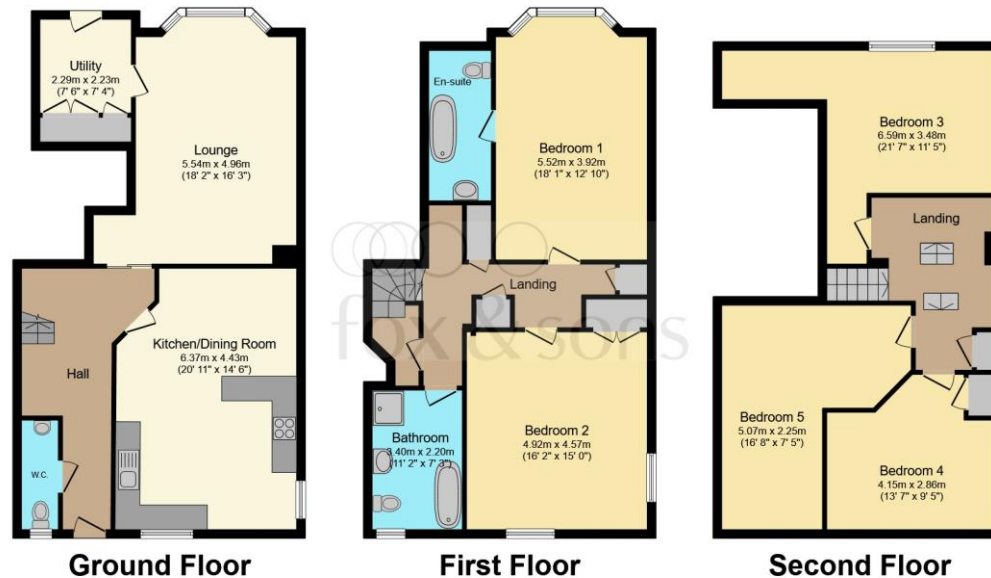
16' 8" x 7' 5" ( 5.08m x 2.26m )

Comprising powerpoints, radiator and storage.

### Outside:

To the front of the property is off-road parking for multiple vehicles.

To the rear of the property is a gorgeous, well-maintained garden comprising mostly lawn & mature shrubbery surround. Offering a perfect retreat for relaxation with the un-paralleled rural views.



Total floor area 212.4 m<sup>2</sup> (2,286 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## **Pebsham Farm House Pebsham Lane, Bexhill-On-Sea**

- Five-Bedroom Character Property
- En-Suite to the Master Bedroom
- Breath-taking Views of the Beautiful Coast
- Converted Mansion with History & Charm
- Desirable Location with a Rural Atmosphere

Tenure: Freehold EPC Rating: D

# £450,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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