

**RUSH  
WITT &  
WILSON**



**Broxmead Sandhurst Lane, Bexhill-On-Sea, East Sussex TN39 4RH**  
**Guide Price £1,150,000**

**A secluded exceptionally beautifully presented single-storey home ideal for dual family living or working from home with 4 bedrooms, 4 reception rooms providing a character single storey home with bright, spacious and flexible circa 4,000 sq ft accommodation plus additional space of a garden studio with fast broadband and double stable suitable for multiple uses and featuring an excellent low-maintenance indoor swimming pool with quick and easy access to the sea just 2.4 miles away yet with the joys of country living in grounds of approx. 0.64 of an acre**

**The electric-gated in out driveway provides parking for multiple vehicles. The current owners have lovingly and professionally developed, maintained and upgraded the property in keeping with the luxury character over 40years.**

**Conveniently located in the hamlet of of Gotham just a short distance from the sought after village of Little Common and Bexhill town centre. Eastbourne, Hastings and Battle are close by. Direct rail links to London, Gatwick Airport, Brighton and Ashford International, local state and private schools, two golf clubs and amenities.**

**Beautifully landscaped mature gardens are arranged in discreet areas. The cottage garden with secondary Lazy Eye cottage entrance. The large tranquil pond garden and the large patio area are perfect for entertaining. The orchard garden with its own Beach Hut. The studio garden with elevated fully insulated studio providing amazing distant views, double stable block, raised vegetable garden, greenhouse and rolling lawns. Council Tax Band F.**

**The property benefits from a discreet solar PV insulation with top feed-in tariff rate and electric car charging station.**

**There is an opportunity to build an additional architect -designed three bedroom single storey house within the grounds with eco features ( Full planning permission - Rother District Council RR/2024/239/P). Further opportunity exists to convert the outbuildings for holiday rentals subject to planning**





### Entrance Porch

5'11" x 4'9" (1.82 x 1.45)

Solid timber front door leading to entrance porch. The porch has side aspect double glazed window, stone and brick floor, timber double doors leading through to dining hall.

### Beautiful Dining Hall

19'0"x 16'5" (5.80x 5.02)

Vaulted ceiling double aspect double glazed velux windows to both side elevations and two front aspect double glazed windows, two radiators, set of glass panelled doors leading through to the lounge, solid oak flooring.

### Lounge

17'6" x 25'1" at the widest points. (5.34 x 7.67 at the widest points.)

Side aspect windows with secondary glazing, three side aspect double glazed velux windows, two radiators, large inglenook fireplace with wood burning stove, exposed timber ceiling beams, exposed feature exposed brick work, door leading through to kitchen, open archway leading through to second reception room and door leading through to side entrance hall. Set of glass panelled doors leading in to dining hall.

### Second Lounge/Summer Lounge

16'7" x 13'10" (5.07 x 4.22)

Rear aspect double glazed sliding patio doors over looking the rear garden, two radiators, exposed timber ceiling beams and feature exposed brick work.

### Kitchen/Breakfast Room

20'4" x 11'8" (6.22 x 3.58)

Triple aspect double glazed windows to the rear side and front elevations, side aspect double glazed velux window, timber stable door with access to rear garden, radiator, fitted kitchen with a range of matching base and wall units with solid wood worktop surfaces, space for Range Master style cooker with fitted Range Master extractor hood above, ceramic double butler sink with mixer tap, space for free standing American style fridge/freezer, plumbing space for washing machine, space for tumble dryer, additional stainless steel circular utility sink with mixer tap, integrated dishwasher, access to loft space, part tiled walls, tiled floor, exposed timber ceiling beams and recessed ceiling spot lights.

### Side Entrance Hall

Two side aspect glazed windows with secondary glazing, side aspect double glazed door giving access to the side of the property and side cottage garden which is home to the feature 'Lazy Eye' farm cottage roof, two radiators, large storage cupboard with hanging space, exposed timber ceiling beams and exposed feature brickwork.

### Master Bedroom

17'7" x 12'2" (5.36 x 3.71)

Double aspect double glazed windows to both side elevations, radiator, large range of fitted wardrobes with hanging space and shelving, exposed timber ceiling beams, exposed feature brickwork and large storage cupboard with hanging space.

### Master Bathroom

Side aspect obscured double glazed windows, radiator, chrome heated towel rail, bathroom suite comprising of vanity unity with his and hers wash hand basins and mixer taps, panelled enclosed bath with mixer tap and shower attachment, walk in shower unit with wall mounted shower control and shower attachment, part tiled walls, exposed timber ceiling

beams, exposed brickwork, recessed ceiling spotlights, large airing cupboard with slatted shelving also housing the modern pressurised MegaFlow hot water cylinder with storage cupboards above.

### Bedroom Two

10'10" x 10'4" (3.31 x 3.16)

Side aspect double glazed window, radiator, exposed timber ceiling beams and exposed feature brickwork.

### Bedroom Three

10'0" x 11'6" (3.06 x 3.51)

Rear aspect double glazed french doors giving direct access to the rear garden sun patio, rear aspect Velux window, radiator, fitted wardrobe with hanging space, shelving and storage cupboard above, exposed timber ceiling beams.

### Bathroom

Rear aspect double glazed window with secondary glazing, heated towel rail/radiator. White bathroom suite comprising panel enclosed spa bath with mixer tap and shower attachment, low level WC and vanity unit with wash hand basin and mixer tap. Part tiled walls, tiled floor and recessed ceiling spotlights.

### Bedroom Four

10'8" x 10'2" (3.27 x 3.12)

Front aspect double glazed bay window, radiator, exposed timber ceiling beam, fitted wardrobe with hanging space, shelving and storage cupboard above.

### Boiler Cupboard

Large boiler cupboard that houses the oil fired central heating boiler, swimming pool boiler, swimming pool pump, fitted shelving and electric fuse box.

### Family Room/ Third Reception Room

25'3"x 22'11" (7.71x 7)

Triple aspect double glazed windows to front, side and rear elevations, three double glazed velux windows to the side elevation, three radiators, feature bay window with window seat, vaulted ceiling with impressive exposed timber ceiling beams, exposed feature brickwork, stable door giving access to side garden and door giving access to pool room.

### Pool Room

40'10" x 26'0" (12.45 x 7.94)

Double aspect double glazed sliding patio doors to the rear and side elevation giving access to rear garden and patios, two radiators, large heated swimming pool approximately 9' in depth at the deepest end with diving board, exposed brick work and tiled floor.

### Outside

#### Rear Garden

Tiered garden starting with south facing sun patio which is mainly stone patio laid with steps leading down to large garden pond, mainly laid to lawn with mature plant and shrub boarders, steps then lead down on to the second part of the rear garden which again is mainly laid to lawn with mature plant and shrub boarders, boarded by closed board fencing, timber summer house with raised decking, stunning views across countryside, farms and valley.

### Front Garden

To the front of the property there is an in-out driveway with a set of solid timber double gates and timber field style gate and additional electric gate. Large driveway providing off road parking for multiple vehicles that leads to detached double garage. Low maintenance front garden laid with slat chippings with mature shrubs and plants, pathway leading around both sides of the property giving access to rear garden.

### Double Garage

Solid oak framed double garage offering covered parking for multiple vehicles with light and power, electric car charging facility.

### Side Garden

Mainly laid to lawn with mature plant, shrub and hedge boarders, vegetable patch, greenhouse with light and power, double stable block with light and power, wood storage space and solar panels. Detached studio/office located at the top of the garden offering stunning far reaching views across the countryside and valley. From the side garden there is gated access back to the carport and driveway.

### Side/Cottage Garden

Pathway leading to rear of the property, garden is mainly laid to lawn with mature plant, shrub and hedge boarders, side door giving access to the side entrance hall and access to oil tank.

### Detached Studio/Home Office

19'10" x 9'4" (6.06 x 2.86)

Raised detached studio with timber decked balcony and terrace offering stunning views across the valley, two double aspect french doors giving access to balcony, double aspect double glazed windows to the front and side elevations, vaulted ceiling, electric heating, fully insulated roof, floor and walls.

### Future Development Opportunities

Set in almost an acre of stunning gardens, Broxmead has been lovingly restored and renovated over many years to become a magnificent family home of great style, charm and distinction that offers a relaxed, quiet and fulfilling lifestyle.

Mindful of future potential development options for new owners, full planning permission has been granted to build an additional architect-designed character 3 bedroom single-storey home within the grounds. Full Planning Permission - Rother District Council RR/2024/239/P.

Other Opportunities could be conversion of the studio and double stable block for holiday rentals subject to planning permission.

### Agents Notes

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.





# Highlights

- Spacious circa 4,000 Sq Ft Single-Storey Character Detached

## Property

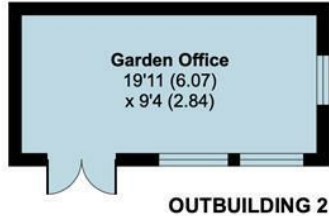
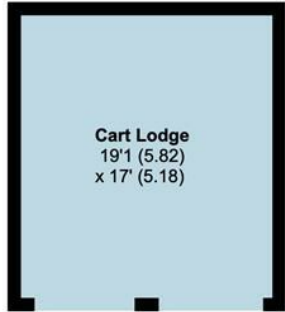
- Ideal For Dual Family Living Or Working From Home
- Beautiful Mature Gardens
- 4 Reception - 4 Bedroom
- Large Dual Aspect Kitchen
- Impressive Vaulted Dining Room
- Low Maintenance Indoor Swimming Pool
- Electric Gated In-Out Drive With Oak Double Garage
- Highly Desirable Semi-Rural Location Close To The Sea and Village
- Full Planning Permission Granted For Additional Home In The Grounds



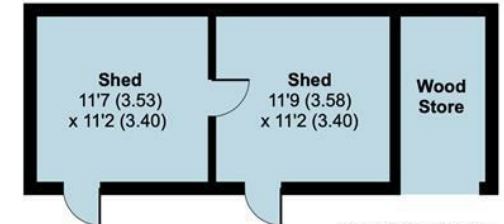


Approximate Area = 4053 sq ft / 378 sq m (excludes outbuildings)

For identification only - Not to scale



**GROUND FLOOR**



**OUTBUILDING 1**

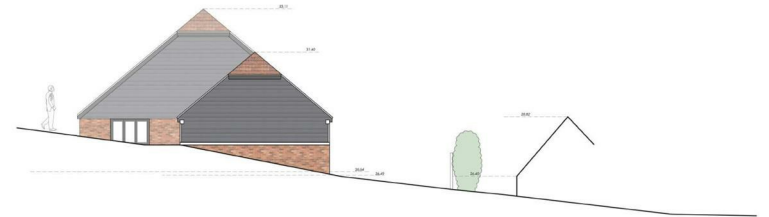


## Future Development Opportunity

Mindful of future potential development options for new owners, full planning permission has been granted to build an additional architect-designed character 3 bedroom single story home within the grounds. Full Planning Permission - Rother District Council RR/2024/239/P.



PROPOSED SOUTH WEST ELEVATION Scale 1/ 100



PROPOSED NORTH WEST ELEVATION Scale 1/ 100



PROPOSED NORTH EAST ELEVATION Scale 1/ 100

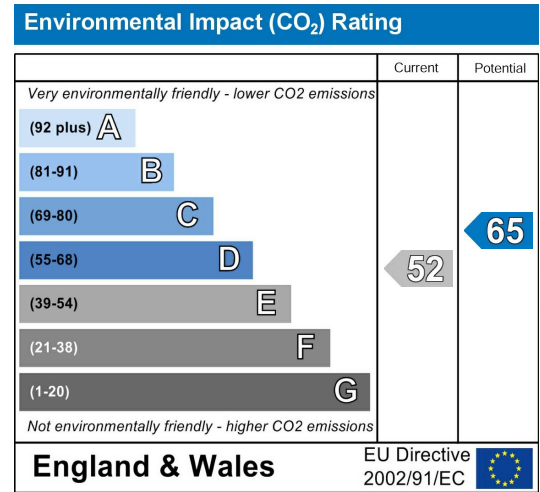
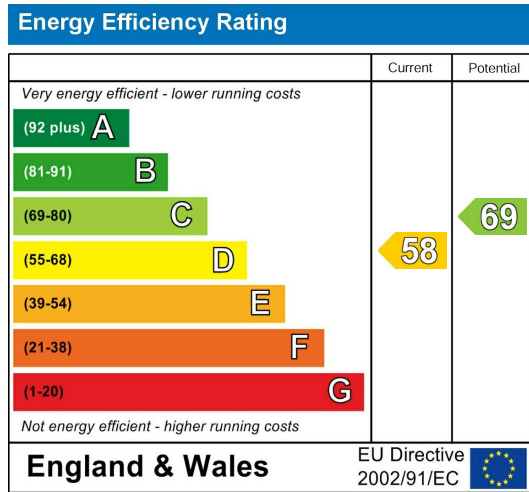
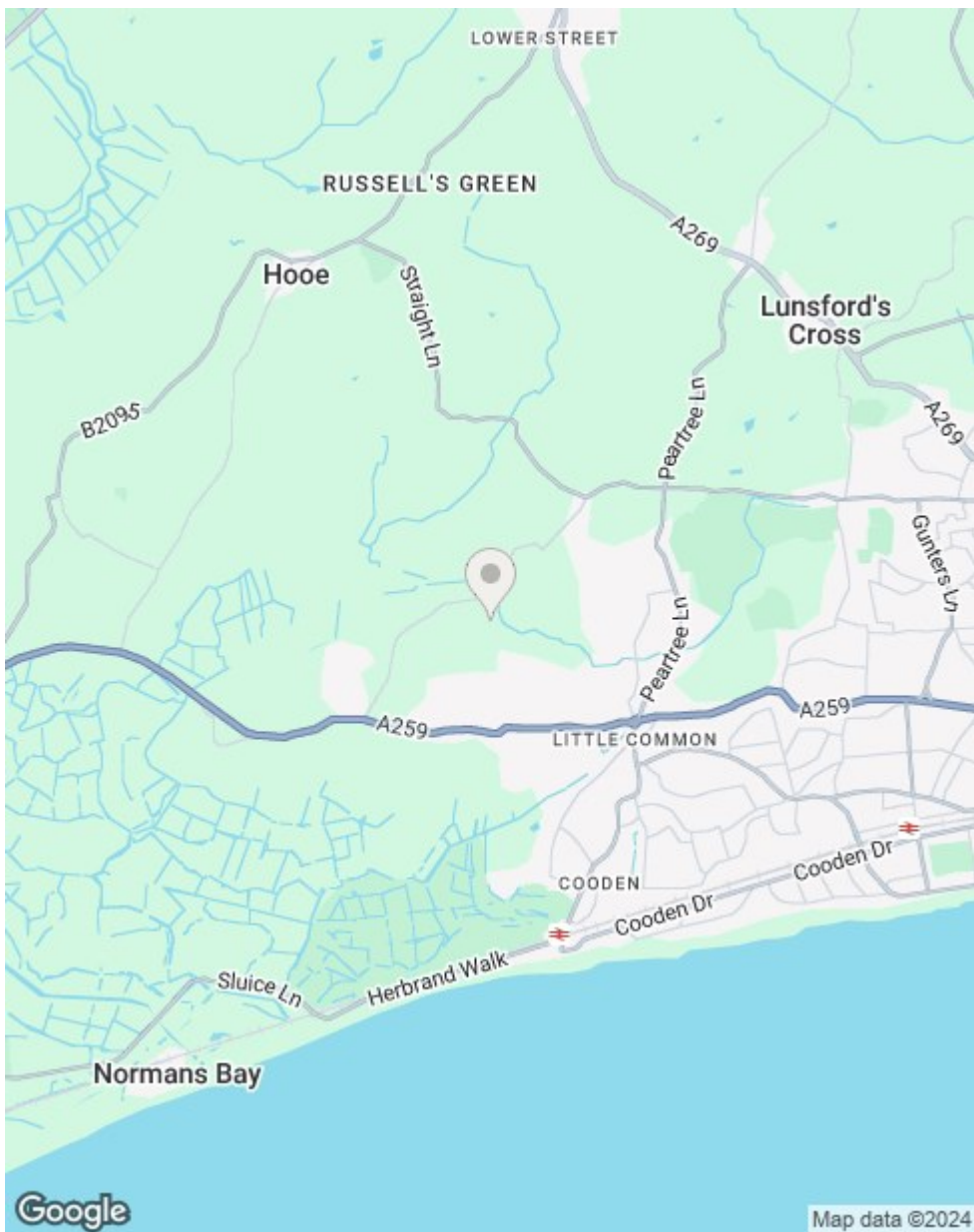


PROPOSED SOUTH EAST ELEVATION Scale 1/ 100

revision	date	description
1	April 24	The application amendments

PROPOSED SITE PLAN Scale 1/ 100





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