

**RUSH  
WITT &  
WILSON**



**Beech Barn Worsham Lane, Bexhill-On-Sea, East Sussex TN40 2QP  
£499,000**



**A beautiful three bedroom end of terrace barn conversion, forming part of this private development, situated in this picturesque rural location, boasting a tranquil environment, overlooking and backing onto fields and adjoining countryside. Thoughtfully designed throughout, full of character and charm, the property comprises, large modern open plan kitchen/living room, three bedrooms, modern fitted bathroom suite and ensuite to master bedroom. Other benefits include electric under floor heating system, double glazed windows and doors, stunning views from every window and a further benefit of a 10 year ABC builders warranty, outstanding insulation throughout with great energy efficiency. Externally, the property boasts a beautifully landscaped private front gardens. Whether you are looking for a weekend getaway or a permanent residence, this barn conversion offers a unique opportunity to enjoy the beauty of the countryside while still benefiting from modern amenities. Viewing comes highly recommended by Rush, Witt & Wilson.**



### **Entrance Hallway**

Glass panelled entrance door, stairs leading to the first floor, tiled flooring, under stairs storage cupboard.

### **Open Plan Kitchen/Living Room**

24'0" x 21'10" (7.34 x 6.66)

Double glazed French doors giving access onto the rear patio area, two sets of glass panelled bi-folding doors giving access onto the private front garden, tiled flooring, modern fitted kitchen with a range of matching wall and base level units with wood straight edge worktop surfaces, sink with drainer and mixer tap, integrated electric oven and microwave, integrated fridge and freezer, integrated dishwasher, integrated washing machine, four ring hob, alcove, recessed ceiling spotlights.

### **Downstairs WC**

Suite comprising wc with low level flush, vanity unit with wash hand basin and mixer tap, storage cupboard, glass panelled window to the side, tiled flooring.

### **First Floor Landing**

With access to roof space via loft hatch.

### **Bedroom One**

11'3" x 11'1" (3.44 x 3.38)

Double glazed windows to the rear elevation overlooking the rear patio and adjoining countryside and fields, recessed ceiling spotlights, radiator.

### **Bedroom Two**

10'10" x 9'8" (3.32 x 2.96)

Two sets of double glazed windows to the front elevation overlooking the front garden and adjoining countryside and fields, radiator.

### **En-Suite**

Suite comprising wc with low level flush, vanity unit with wash hand basin and mixer tap, walk in shower cubicle with chrome wall mounted shower controls, chrome shower attachment and chrome showerhead.

### **Bedroom Three**

14'2" x 7'4" (4.34 x 2.24)

Dual aspect with windows to the side and rear elevation, radiator.

### **Bathroom**

Suite comprising wc with low level flush, vanity unit with wash hand basin and mixer tap, panelled bath with chrome controls and chrome shower attachment, walk in shower cubicle with chrome wall mounted shower controls, chrome shower attachment and chrome showerhead, obscured double glazed windows to the side elevation, radiator.

### **Outside**

#### **Front Garden**

Private front garden, mainly laid to lawn, enclosed with fencing and shrubbery boarder, patio area suitable for alfresco dining overlooking the beautiful adjoining countryside and fields.

#### **Rear Patio Garden**

Laid with paving stones, flint wall to the side, suitable for alfresco dining.

#### **Agents Note**

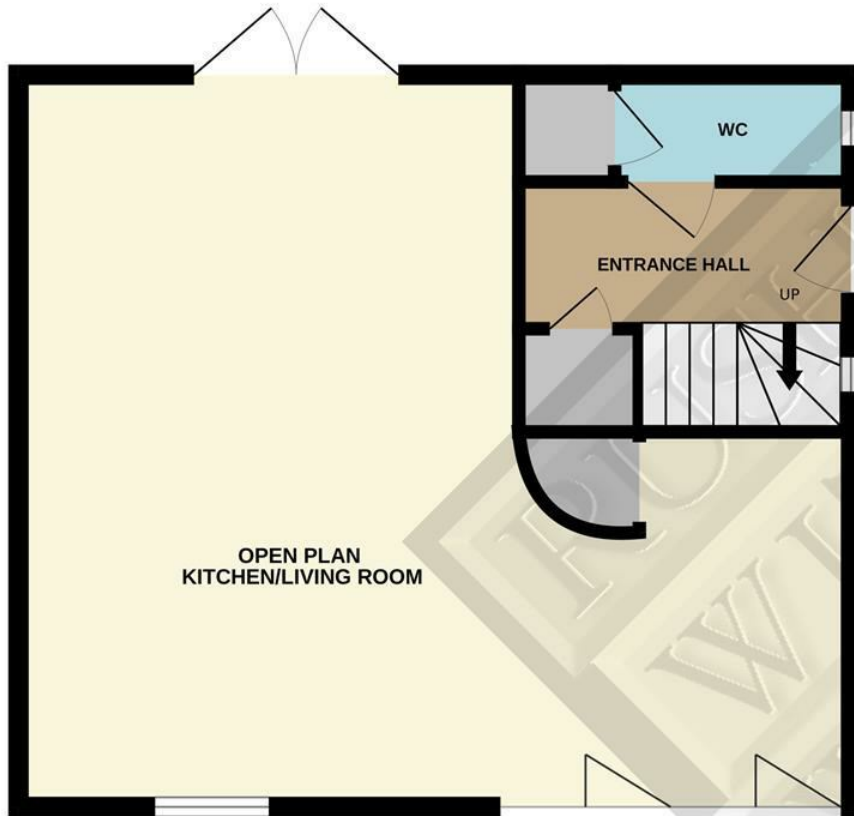
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



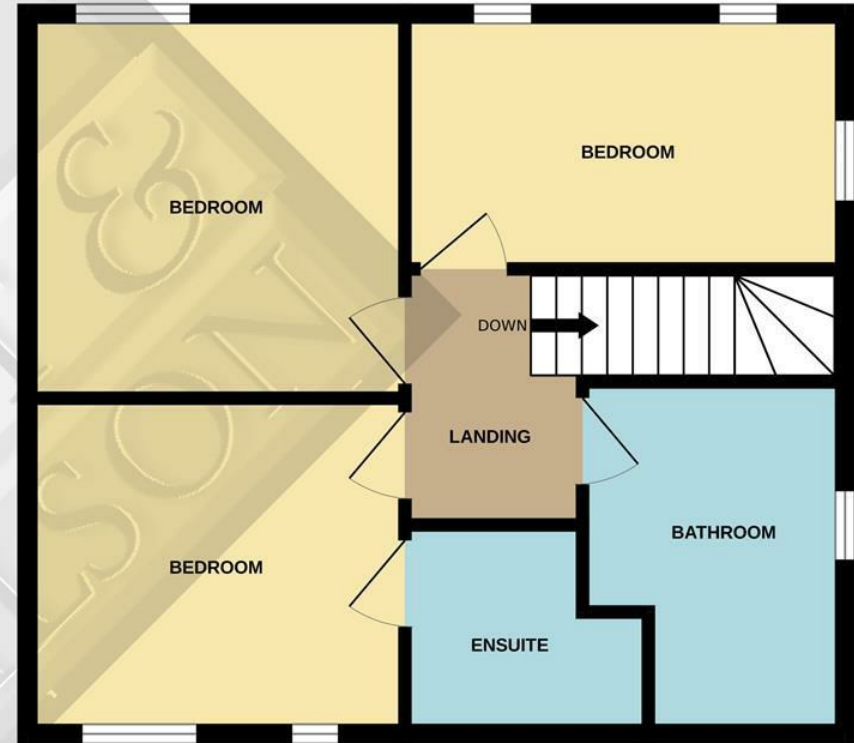




GROUND FLOOR  
513 sq.ft. (47.6 sq.m.) approx.



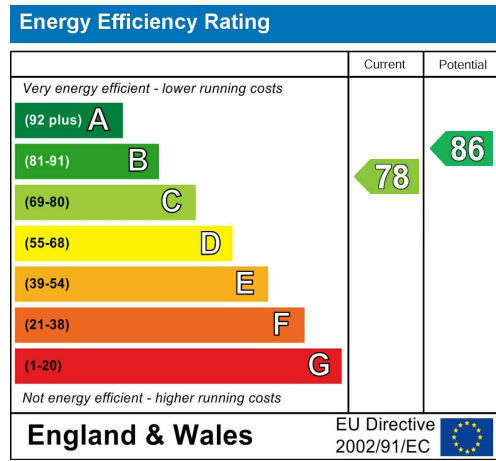
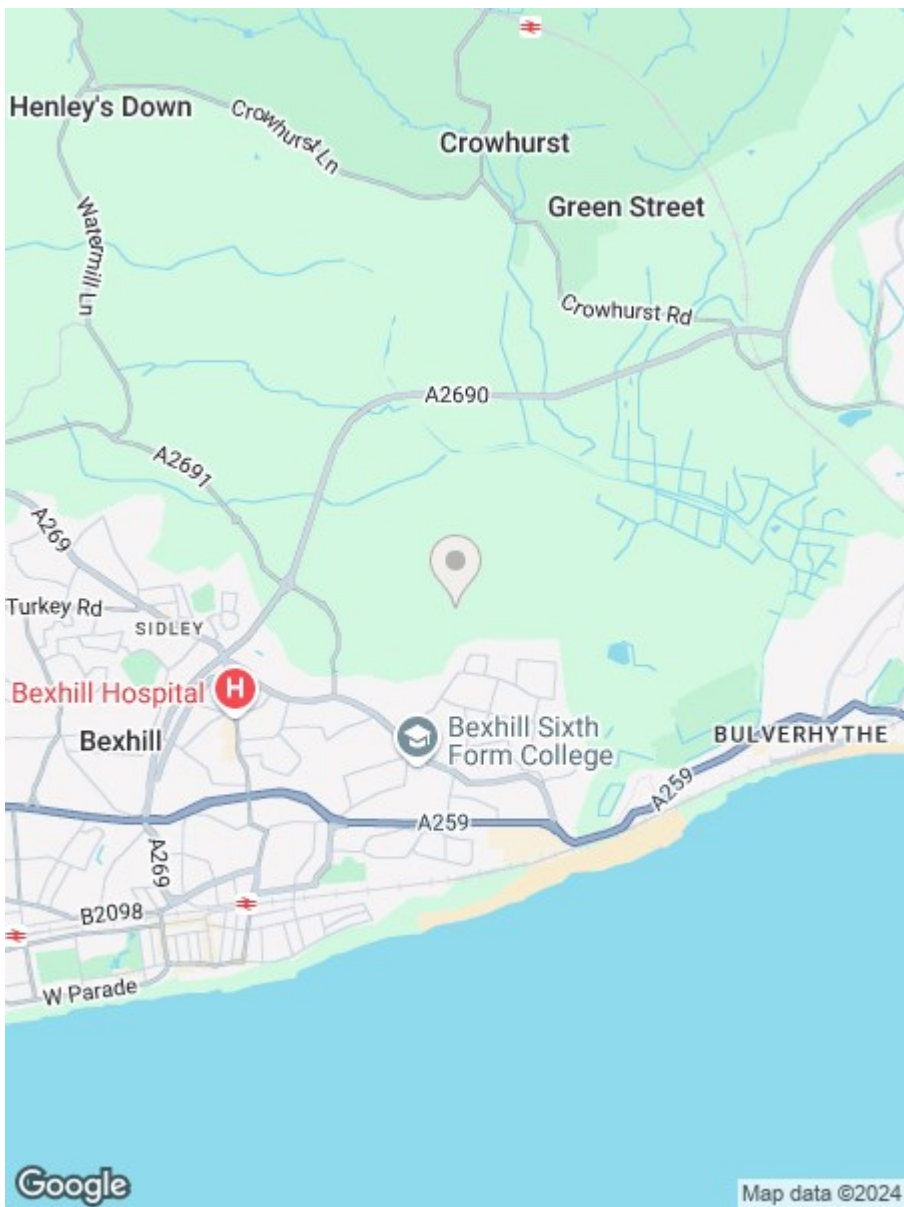
1ST FLOOR  
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA : 1005 sq.ft. (93.4 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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