

**RUSH
WITT &
WILSON**



Willow Barn Worsham Lane, Bexhill-On-Sea, East Sussex TN40 2QP
£399,950

A beautiful two 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, two bedrooms, modern fitted bathroom suite. 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. Externally, the property boasts a beautifully landscaped private front garden, with an additional private patio area to the rear. 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

With glass panelled door, double glazed windows to the front elevation, cupboard housing the electrical consumer unit, stairs leading to the first floor, stone tiled flooring, underfloor heating.

Kitchen/Living Room

21'9" x 14'6" (6.65 x 4.42)

Double glazed windows and glass panelled French doors giving access onto the rear enclosed patio area, three Velux windows, glass panelled French doors giving access onto the private front garden with beautiful views across adjoining countryside and fields, stone tiled flooring, exposed brick feature wall, recessed ceiling spotlights, modern fitted kitchen with a range of matching wall and base level units with wood straight edge worktop surfaces, one and half bowl sink with drainer and mixer tap, integrated electric oven with microwave above, four ring hob with extractor canopy above, integrated dishwasher, integrated fridge and freezer, integrated washing machine, feature wooden beams, underfloor heating .

Dining Room/Bedroom Two

12'3" x 12'0" (3.75 x 3.68)

Double glazed windows to the rear elevation overlooking countryside and fields, recessed ceiling spotlights, underfloor heating .

Downstairs WC

Suite comprising wc with low level flush, vanity unit with wash hand basin and mixer tap, tiled splashbacks, extractor fan, large under stairs storage cupboard housing the hot water mega flow system, underfloor heating .

First Floor Landing

With windows to the front elevation.

Bedroom One

14'0" x 11'11" (4.29 x 3.64)

Double glazed windows to the rear elevation overlooking countryside and fields, feature wooden beams, storage cupboard, underfloor heating.

Bathroom

Modern suite comprising wc with low level flush, vanity unit with wash hand basin and mixer tap, claw bath with chrome controls and chrome hand/shower attachment, heated towel

rail, obscured window to the front elevation, part tiled walls, recessed ceiling spotlights.

Outside

Front Garden

Private front garden with path leading to the front entrance, mainly laid to lawn with views cross adjoining countryside and fields, enclosed with part brick and shrub boarder.

Rear Patio Garden

Enclosed with brick, flint and stone wall.

Parking

Off road secured parking available.

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
550 sq.ft. (51.1 sq.m.) approx.



1ST FLOOR
250 sq.ft. (23.2 sq.m.) approx.



TOTAL FLOOR AREA : 800 sq.ft. (74.3 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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