

**RUSH
WITT &
WILSON**



RUSH
WITT &

The Haven Ninfield Road, Bexhill-On-Sea, TN39 5JJ
Guide Price £650,000 Freehold

GUIDE PRICE £650,000-£675,000

Versatile Country Home Set Within Approximately 0.7 Acres(TBV)

Detached three-bedroom home set well back from the road, offering an abundance of off-road parking and an in-out driveway. Upon entering, an entrance porch leads into a spacious hallway which provides access to the ground-floor bathroom, a generous double bedroom, the staircase to the first floor, and the principal reception areas. Throughout, the home is light & spacious, with tastefully finished accommodation full of charm and appeal.

The spacious living room features a fireplace and opens through to a further dining room, creating excellent space for both everyday living and entertaining. The dining room also connects to the kitchen/breakfast room, which forms the hub of the home and is complemented by a snug area and side access. Beyond the kitchen is a utility room with cloakroom/WC and access to the rear garden.

Upstairs are two generous double bedrooms, including the principal bedroom which benefits from an en-suite shower room and dressing area within the eaves. Outside, the extensive gardens are largely level, open and enjoy a good degree of privacy, incorporating a stable. The property offers a versatile environment with multiple seating areas. A detached annexe/studio with kitchenette and shower room provides flexible accommodation for guests, home working or hobbies. A further outbuilding, currently used as a beauty room, offers additional versatility, while another unique space has been arranged as a garden bar with seating terrace. The property is conveniently positioned between the sought-after village of Ninfield and the popular seaside town of Bexhill, with its railway station, amenities and schooling. The historic market town of Battle is also within easy reach, whilst beautiful surrounding countryside is on the doorstep.

A member of staff at Rush Witt & Wilson is a connected person to this property, as defined in Section 21 of the Estate Agents Act 1979









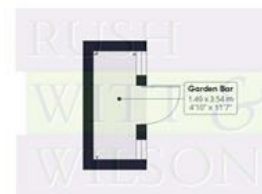
Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3



Floor 0 Building 4



Approximate total area⁽¹⁾

180.8 m²

1945 ft²

Reduced headroom

6.3 m²

68 ft²

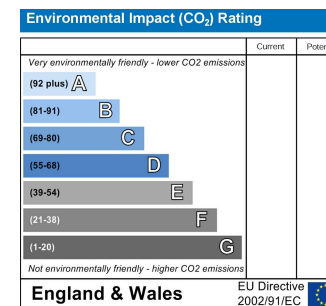
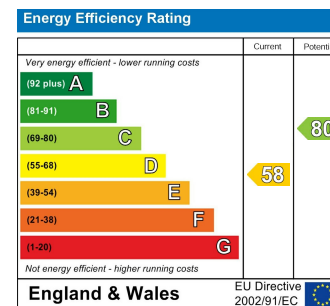
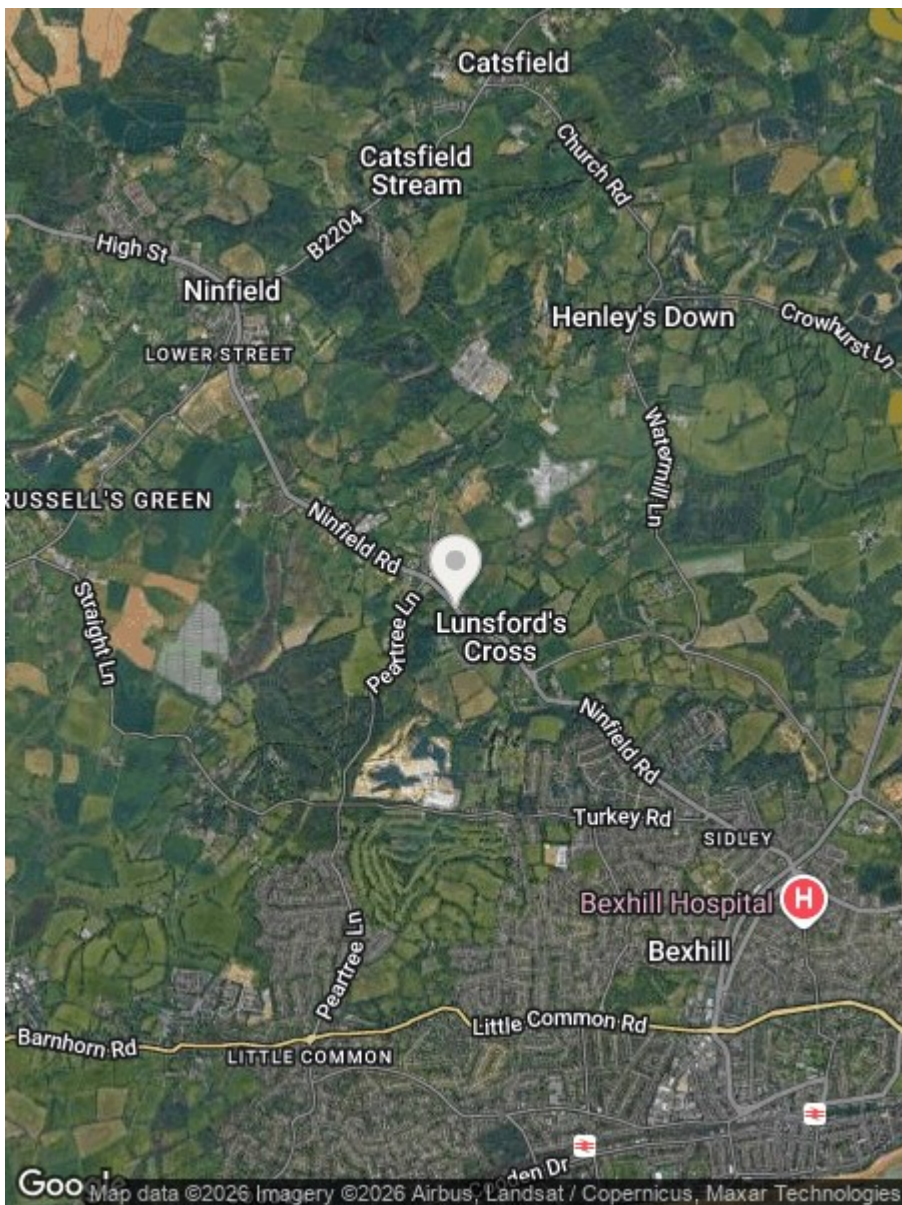
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Council Tax Band - E

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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