

**RUSH
WITT &
WILSON**



Turkey Farm St. Marys Lane, Bexhill-On-Sea, East Sussex TN39 5JE
Offers In Excess Of £800,000 Freehold

Impressively spanning approximately 2.50 acres of stunning lawns and woodland, this property offers endless possibilities for outdoor activities or simply enjoying the tranquillity of nature. The gated entrance provides security and privacy, while the detached stable block adds to the character and charm of this unique estate. This unique opportunity offers a delightful countryside retreat, with the main residence boasting three bedrooms, modern kitchen/breakfast room, living room, dining room, & bathroom. Separate detached barn with stables, double garage, extensive storage and potential to convert subject to planning consents & a separate detached stables block, offering equestrian opportunities. Whether you're looking for a peaceful countryside escape or a place to indulge in your equestrian pursuits, this property offers the best of both worlds. Don't miss the opportunity to make this idyllic retreat your own. Viewing comes highly recommended by Rush, Witt & Wilson.



Entrance Hall 5'9 x 11'6 (1.75m x 3.51m) Triple glazed front door opening to:	Bedroom 11'1 x 17'5 (3.38m x 5.31m) Triple glazed windows to the front elevation, roll top radiator.	pond, plenty of space available for entertaining, enclosed and secure, facilities available for equestrian use.
Reception Hall 9'5 x 10'6 (2.87m x 3.20m) Range of fitted storage cupboards with sliding doors, hanging space and additional shelving above, stairs leading to first floor, recessed ceiling spotlights, space for dining, double doors leading to:	Bedroom 9'7 x 12'1 (2.92m x 3.68m) Triple glazed windows to the front elevation, fitted wardrobe with hanging space and additional storage above.	Agents Note Council Tax Band - F
Living Room 14'4 x 24'9 (4.37m x 7.54m) Dual aspect with triple glazed windows to the side elevation, triple glazed bi-folding doors leading out onto the decking area, inglenook fireplace with wood beam, log burning stove, roll top radiator.	Bathroom 9'10 x 10'4 (3.00m x 3.15m) Modern fitted bespoke fitted bathroom comprising wc with low level flush, large jacuzzi bath with brass wall mounted shower controls, shower attachment and showerhead, tiled walls, tiled floor, floating wash hand basin with mixer tap, triple glazed windows overlooking the rear elevation with stunning views over adjoining countryside, chrome heated towel rail.	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.
Kitchen/Breakfast Room 11' x 17'8 (3.35m x 5.38m) Modern fitted kitchen comprising matching wall and base level units with stone straight edge worktop surfaces, butler sink with drainer and mixer tap, AGA, space for freestanding fridge and freezer, integrated washing dishwasher, integrated Neff oven, breakfast bar, two ring electric hob, recessed ceiling spotlights.	Outside	Important Notice:
Dining Room 8'11 x 14' (2.72m x 4.27m)	Terrace 15'5 x 16'11 (4.70m x 5.16m)	1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
Shower Room 5' x 6'1 (1.52m x 1.85m) With modern suite comprising wc with low level flush, floating wash hand basin with mixer tap, walk in shower cubicle with wall mounted shower controls, chrome shower attachment and chrome showerhead, chrome heated towel rail, triple glazed windows to the rear elevation.	Double Garage 14'5 x 14'6 (4.39m x 4.42m)	2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
First Floor	Work Shop 13'8 x 7'1 (4.17m x 2.16m)	3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
Landing 16'9 x 2'10 (5.11m x 0.86m) With access to roof space via loft hatch.	Storage 8'7 x 7'9 (2.62m x 2.36m) Extensive in size, offering plenty of scope and potential subject to usual planning consents, window to side elevation.	4. VAT: The VAT position relating to the property may change without notice.
Bedroom 15'1 x 10'3 (4.60m x 3.12m) Dual aspect with triple glazed windows to the front and side elevations, double radiator, built in wardrobe cupboards with sliding doors, hanging space and shelving.	Storage 12'8 x 4'4 (3.86m x 1.32m) With stable door, window to the front elevation.	5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://rushwittwilson.co.uk/privacy-policy
	Front Approach Electrically operated gated entrance leading to driveway, providing extensive off road parking for multiple vehicles.	
	Grounds & Gardens Approx. 2.50 acres in total which includes formal gardens, extensive woodland, sweeping lawned areas. surrounded by countryside, various patio and seating areas, large wildlife	

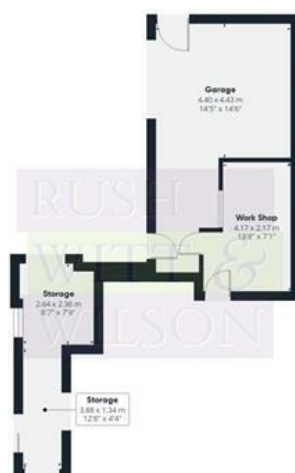




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 1 Building 2

Approximate total area⁽¹⁾

273.5 m²

2946 ft²

Balconies and terraces

37.7 m²

406 ft²

Reduced headroom

11.4 m²

123 ft²

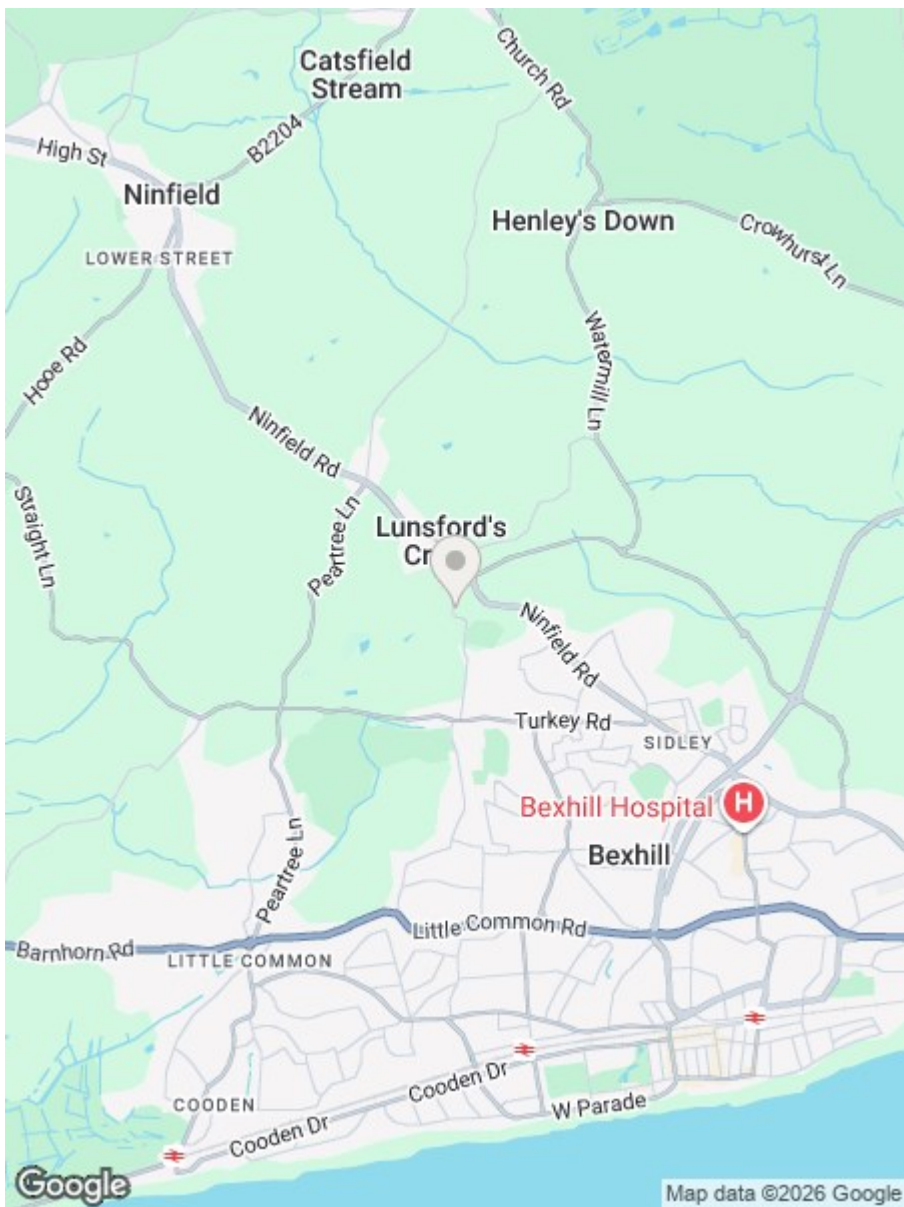
(1) Excluding balconies and terraces

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band - F

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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