



EQUUS

Country & Equestrian



FOXHOLE FARM



FOXHOLE FARM, Seaford Road, Newhaven, Sussex BN9 0EE

A unique detached 4 bedroom property, located on the South Downs, set in 7.4 acres (*TBV) and further 2 bedroom integral ground floor annexe. This family home is in an amazing location within the South Downs National Park, offering stunning elevated coastal and countryside views, as well as direct access to the South Downs for walking or hacking.

Accessed via a shared private lane, the property is situated in a rural yet convenient location, with further private access to the equestrian facilities which include: 5 stables, wash down area, feed and tack room, large hay store, 40m x 20m all-weather riding arena and spacious parking areas for vehicles and a horsebox. The free draining chalk grassland is divided into paddock enclosures by electric fencing, with field shelter in one of the enclosures.

Built in a traditional farmhouse style, the house is well-suited for those looking for dual family accommodation or considering AirBnB or holiday let opportunities.eip

SITUATION

The Property is located at the end of a shared drive in a superb Downland location with stunning views over a Nature Reserve to the English Channel. Seaford with its attractive promenade, once voted the second best coastal town to move to in the UK and is just a short distance away with the closest beach at Tidemills (Newhaven East), within a two-minute drive. There is also a ferry service to France from Newhaven Port to Dieppe. There are two rail stations within easy reach at Seaford and Newhaven providing links to London Victoria, also from Glynde to London Victoria, easy access to the main A27 and A259 trunk roads. Bus services from the end of the drive.

The historic county town of Lewes is around 8 miles away whilst the city of Brighton & Hove is some 11 miles. The area is particularly popular for those with equestrian interests with The All England Jumping Course at Hickstead just over half an hour away (23 miles), while you can be at the South of England showground within 45 minutes (24 miles and local equestrian centres include Sussex EC (32 miles), Happy Valley EC (25 miles) and Homelands Equestrian (27 miles). Other facilities to check out include Chelwood Gate EC, High Hurstwood EC and Borde Hill EC, as well as Golden Cross There is Horse racing at Plumpton, Brighton and Goodwood each within easy driving distance

ACCOMMODATION

Refer to floorplans for further information including the layout and dimensions.

GROUND FLOOR

Entrance HALL, with a double-width staircase leading to the first floor.

SITTING ROOM with dual aspect to the front and side garden,

The heart of the home is the recently extended KITCHEN and DINING ROOM, offering generous and light-filled space perfect for entertaining. The kitchen is fitted with a range of classic wooden Shaker-style wall and base units, topped with solid wood worktops and complemented by tiled flooring. Appliances include an inset induction hob, eye-level double electric oven, ceramic sink with drainer, and plumbing for both a dishwasher and an American-style fridge freezer. The kitchen also benefits from views over the South Downs Adjacent is a useful utility room.

FIRST FLOOR

Staircase rising to the upper floor to a aa 2nd large SITTING ROOM, enjoying a triple aspect with views to the front and side. This bright and spacious room overlook stunning panoramic views of both the English Channel and the South Downs. Patio doors open onto a large balcony, perfectly positioned to make the most

of the surrounding scenery. There is also a feature fireplace with log burner adding warmth and character to the room.

A corridor leads to 4 BEDROOMS, 2 of which have built-in wardrobes and useful eaves storage.

The Family BATHROOM is fitted with a panelled bath, separate shower enclosure, WC, and wash hand basin. In addition, there is a separate WC for added convenience.

INTEGRAL ANNEXE

Two private entrances with additional inner lobby from the main house leading to the self-contained Annexe. New KITCHEN including assorted wall and base level units plus built in oven / fridge etc. The annexe comprises 2 double BEDROOMS, the principal room with built-in wardrobes and direct access to a private rear patio. The bright SITTING ROOM is dual aspect and offers French doors to the patio. Stylish, fully tiled SHOWER / WET ROOM with a rainfall shower, hand-held attachment, WC, and wash basin.

EQUESTRIAN FACILITIES & OUTBUILDINGS

The property is approached from a winding driveway via electric gates which lead to an extensive parking area for several cars and horsebox.

A further gated access leads to the free draining chalk and grass paddocks and to the stable yard (power, light and water connected)

The stable yard includes 3 LOOSE BOXES, TACK ROOM, HAY BARN and FIELD SHELTER in one of the paddocks.

OUTDOOR RIDING ARENA - 40m x 20m riding arena with a PVC and sand surface.

The property also benefits from LAPSED PLANNING TO CREATE A 3 bay GARAGE WITH STORAGE ROOM ABOVE.

LAND & GROUNDS

The whole site is 7.38 acres (*TBV. The main paddocks and equestrian facilities are on level ground. A large block of pastureland extends to the rear of the property divided into separate turn out areas enclosed by mains electric fencing plus field shelter.

AGENTS NOTE : The land is subject to an uplift clause of 25% of the difference on valuation should planning permission be granted for additional development. This remains for approx. another 8 YEARS.

*The acreage and land shown or stated on any map, plan or particulars is TBV (To Be Verified). This means the land has not been formally measured or verified by Equus or the sellers. A Title Plan from the Land Registry will be available, where possible, showing the boundary and stated acreage. Interested parties wishing to verify the exact area should make their own enquiries via their solicitor and, if required, commission a suitably qualified professional to undertake a formal measurement.

MATERIAL INFORMATION & SERVICES

TENURE: Freehold

PROPERTY TYPE: Detached / PROPERTY CONSTRUCTION: Brick and flint /stone facings

NUMBER & TYPE OF ROOM/S: see attached floor plan / PARKING: Multiple off road.

LOCAL AUTHORITY: Lewes District Council / TAX BAND: E

EPC RATING: C 73/78 - Cert No 9035-7221-3500-0159-4202

SERVICES: HEATING: Oil / SEWAGE: Septic Tank / WATER SUPPLY: Mains / ELECTRICITY SUPPLY: Mains / SOLAR: Electric x18 panels on roof with surplus returning to the National Grid. ANNEXE has a separate control for Central Heating.





HELPFUL WEBSITE LINKS

We recommend that you visit the local authority website pertaining to the property you are interested in buying for all the planning consents / restrictions / history and the following websites for more helpful information about the property and surrounding local area before proceeding in a purchase:

www.goodschoolsguide.co.uk | www.homecheck.co.uk | www.floodrisk.co.uk | www.environment-agency.gov.uk - www.landregistry.gov.uk | www.homeoffice.gov.uk | www.ukradon.org
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>
<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/broadband-speeds/broadband-basics>

DIRECTIONS

From Newhaven head north west on North Way/A259, at the roundabout take the first exit to continue on to The Drove/A259. At the next roundabout take the second exit onto Seaford Road/A259. After 0.3 mile turn left, then bar right and continue on where shortly after the entrance to the long driveway leading up to the property will be found on the left. What3Words newlyweds.remission.aware.

VIEWING ARRANGEMENTS

All Viewings are strictly by Appointment with the Vendors' Agent
Equus Country & Equestrian, South East/South West
T: 01892 829014

E: sales@equusproperty.co.uk
W: www.equusproperty.co.uk

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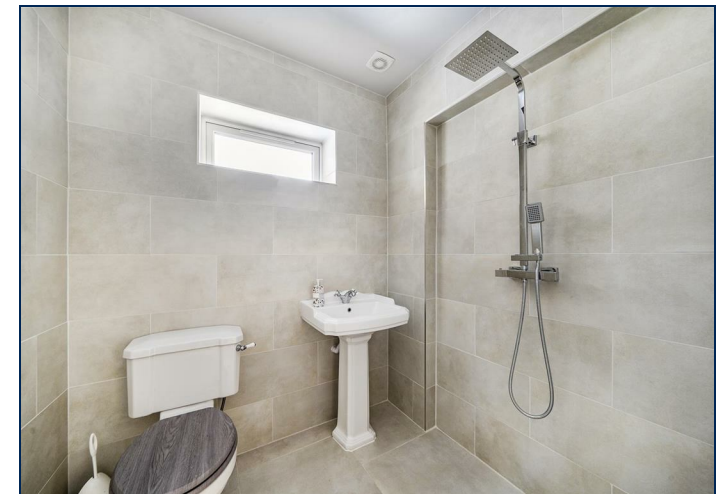
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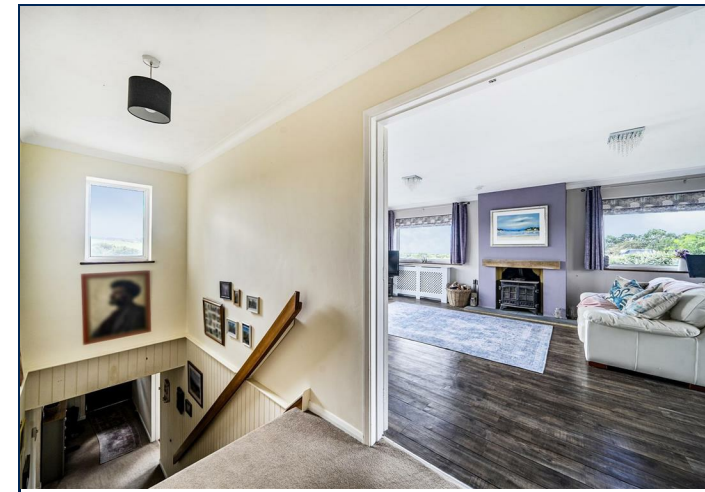
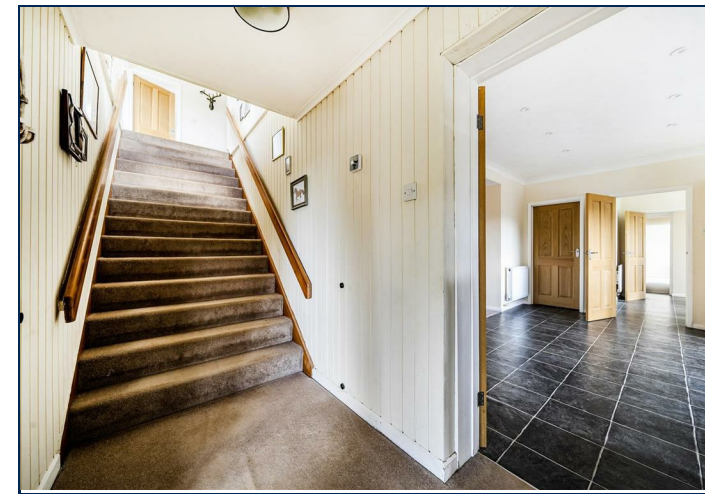
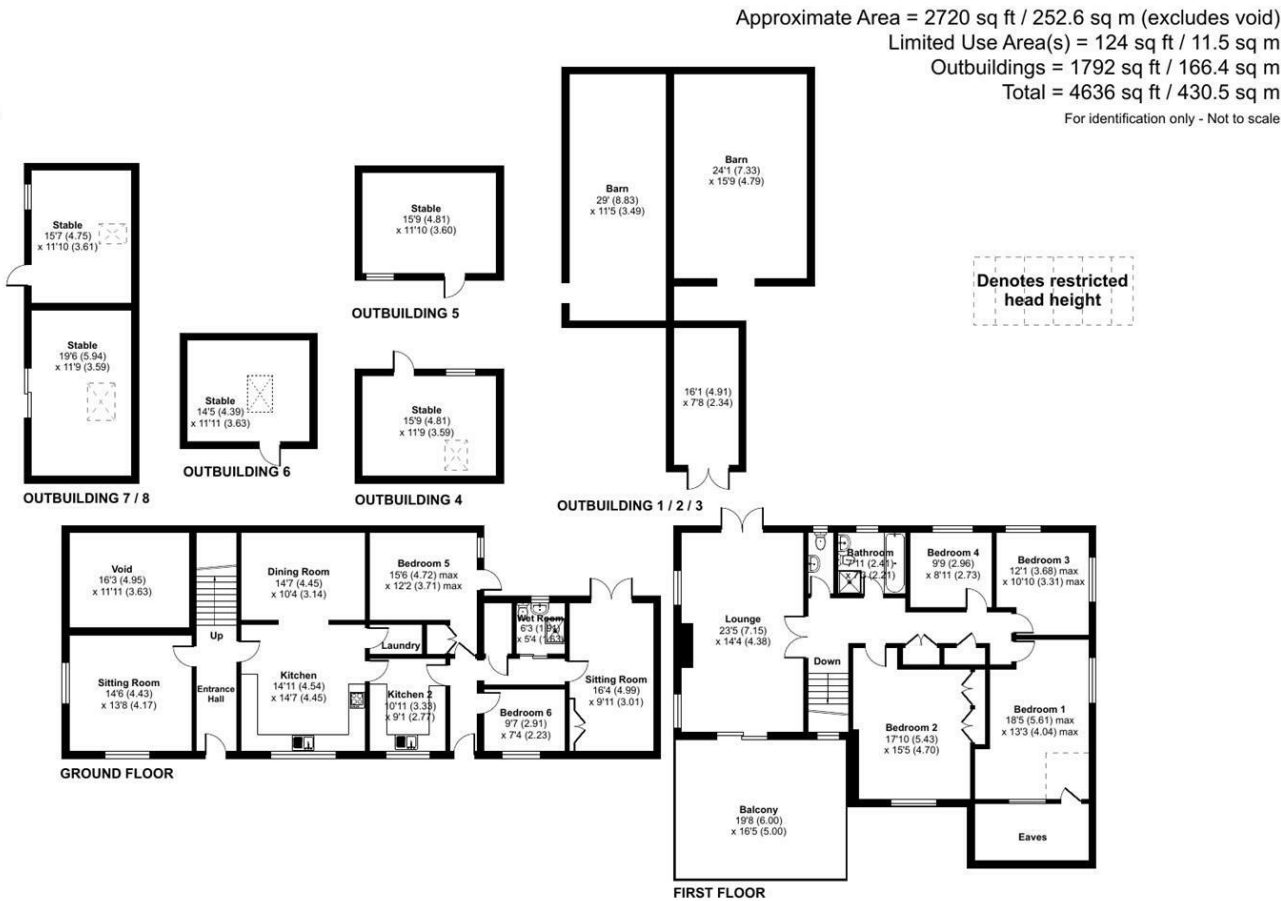
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in other ways that these matters have been properly dealt with and that all information is correct. 5. A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT may be payable.

Guide price £1,200,000





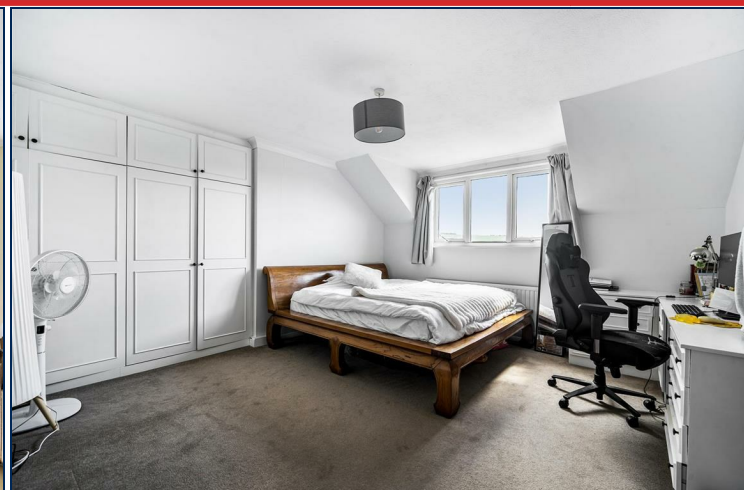
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(81-81) 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		

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