

**RUSH
WITT &
WILSON**



RUSH
WITT &

The Haven Ninfield Road, Bexhill-On-Sea, TN39 5JJ
£695,000 Freehold

A Versatile Country Home Set Within Approximately 0.7 Acres (TBV)

This detached three-bedroom home is 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 and 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.





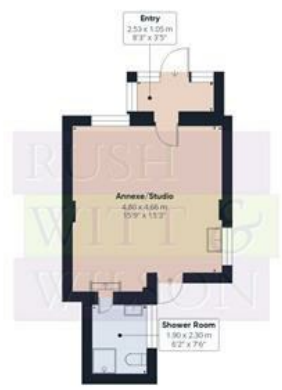




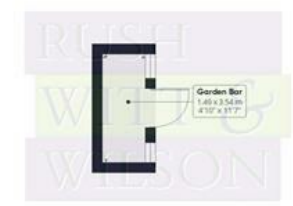
Floor 0 Building 1



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

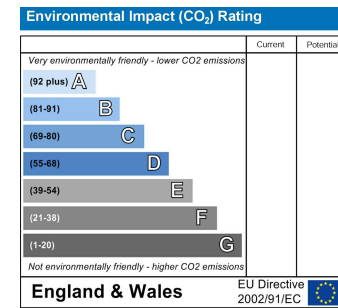
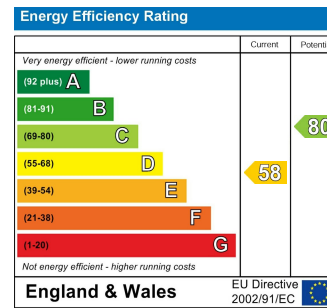
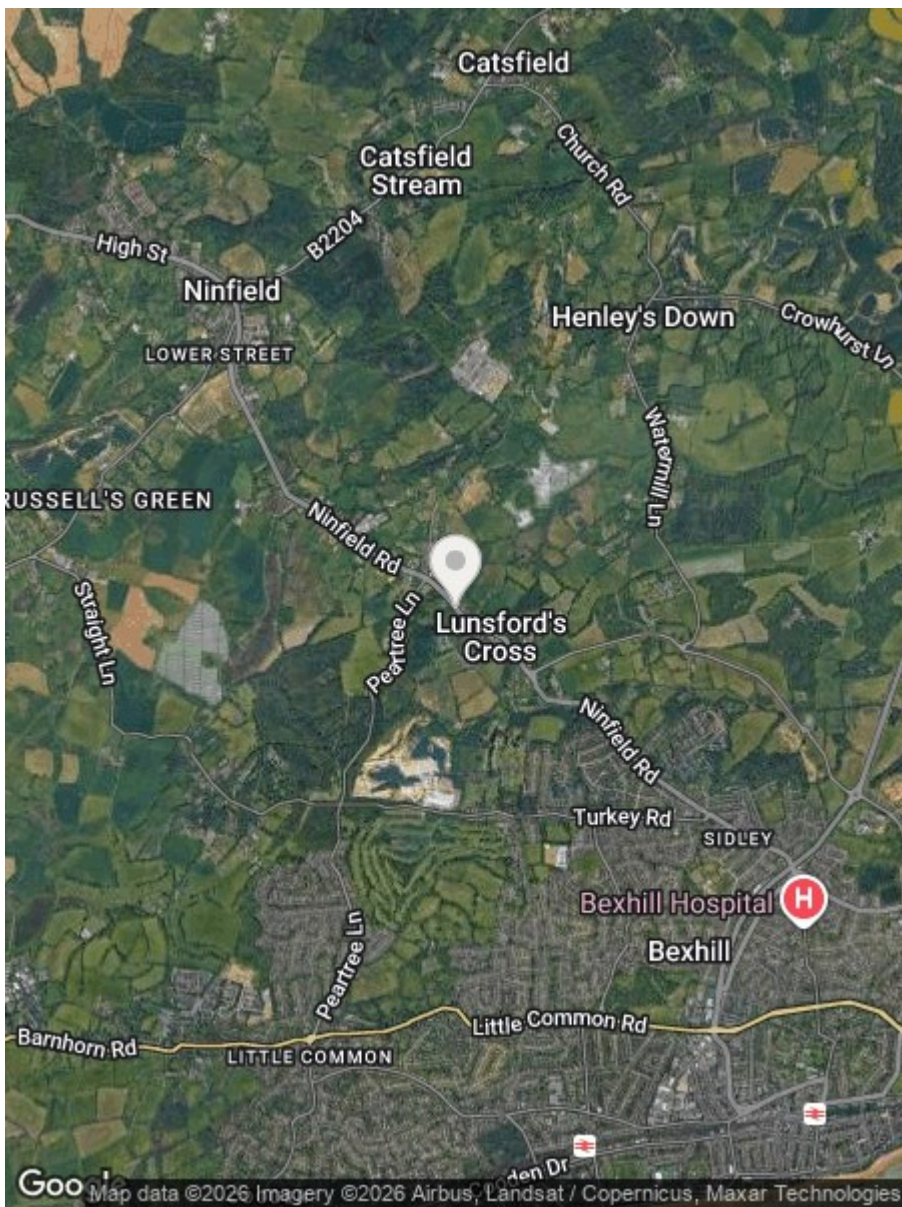
Reduced headroom

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.



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.

Important Notice:

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).
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.
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.
4. VAT: The VAT position relating to the property may change without notice.
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>

**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**88 High Street
Battle
TN33 0AQ
Tel: 01424 774440
battle@rushwittwilson.co.uk
www.rushwittwilson.co.uk**