Abbott & Abbott

Estate Agents, Valuers and Lettings



Broad Oak Farm House Broad Oak Lane, Bexhill-on-Sea, TN39

£695,000

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Broad Oak Farm House Broad Oak Lane

Bexhill-on-Sea, TN39 4LH

£695,000



- DETACHED FARM HOUSE
- EXTENDED ACCOMMODATION
- LARGE GARDEN
- APPROX FOUR ACRES - rented
- OIL HEATING
- BUILT CIRCA 1850
- FOUR BEDROOMS
- STABLES
- INGLENOOK FIREPLACE
- DOUBLE GLAZING

Abbott and Abbott are offering for sale this rare opportunity to acquire a detached character farmhouse set adjacent to parkland with Equestrian facilities.
The house has spacious four bedroom extended accommodation of around 2100 square ft.
There is a large garden with outbuildings and a stable block, the current owner rents an adjoining paddock between 3 and 4 acres in size, we have seen confirmation that this agreement is renewable on an annual basis from Rother to a new owner. The rent payable for the year from April 25 was £640 pa
The property with character features such as an Inglenook fireplace and flint walls has oil central heating and double glazing
There is a driveway to the front of the house providing ample parking
No onward chain

Directional note - Approaching from Little Common Road proceed North up Broad Oak Lane, turn left following the signage to the park and the Farmhouse is located at the end of the lane





ENTRANCE PORCH	
ENTRANCE HALL	
LIVING ROOM	22'11" x 16'4" (7 x 5)
DINING ROOM/FAMILY ROOM	24'3" x 12'9" (7.4 x 3.9)
KITCHEN	12'9" x 9'2" (3.9 x 2.8)
GROUND FLOOR BATHROOM	
UTILITY ROOM	7'2" x 6'6" (2.2 x 2)
LANDING	
STUDY AREA	
BEDROOM 1	17'4" x 10'2" (5.3 x 3.1)
BEDROOM 2	12'5" x 12'1" (3.8 x 3.7)
BEDROOM 3	12'9" x 11'9" (3.9 x 3.6)
BEDROOM 4	11'9" x 10'2" (3.6 x 3.1)



SHOWER ROOM

FRONT GARDEN

LARGE REAR GARDEN

STABLES

OUTBUILDINGS

DRIVEWAY

WORKSHOP 22'11" x 9'2" (7 x 2.8)















Floor Plans

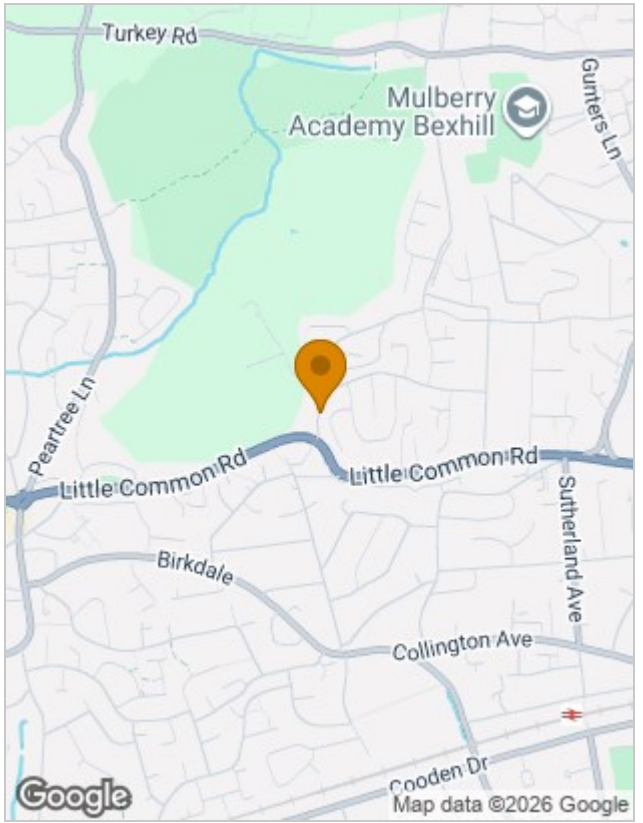
Broad Oak Lane, TN39

Approximate Gross Internal Area = 176.8 sq m / 1904 sq ft
Approximate Workshop Internal Area = 19.9 sq m / 215 sq ft
Approximate Total Internal Area =196.7 sq m / 2119 sq ft

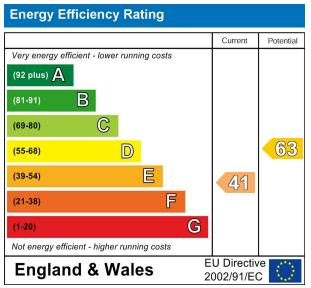


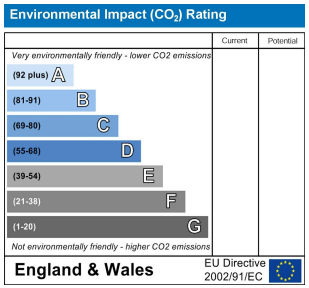
This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.
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Location Map



Energy Performance Graph





Viewing

Please contact our Sales Office on 01424 212233 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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