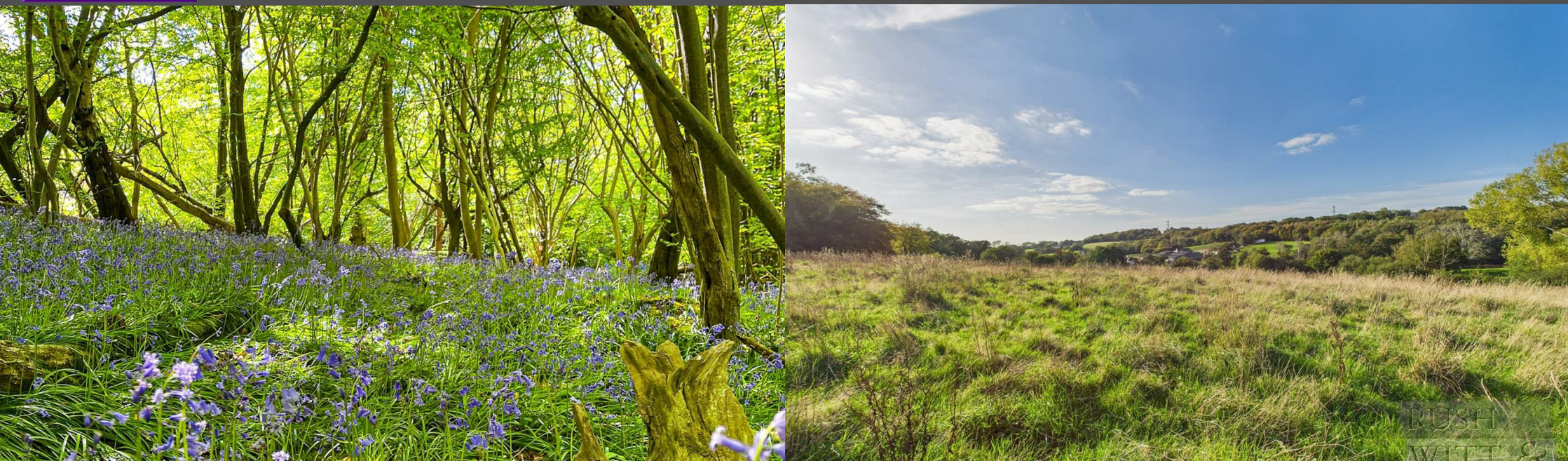


RUSH
WITT &
WILSON



Lower Wilting Farm Crowhurst Road, Crowhurst, TN38 8EG
£199,950



8.24 Acres (TBV) of Versatile Land with Leisure, Equestrian and Long-Term Potential
Set off the quiet country lane known as Crowhurst Road, this attractive parcel of land offers a rare opportunity to acquire approximately 8.24 acres (TBV) of gently sloping countryside, enjoying a peaceful rural position with far-reaching views. The land is made up of 6.42 acres(TBV) of open grass meadow and 1.82 acres of established woodland, providing a wonderfully balanced mix of open and shaded space. The natural contours and setting make it suitable for a variety of uses - whether for private leisure enjoyment, equestrian interests, or long-term land investment. A green electrical connection point is located close by, offering the potential for future mains electricity supply, and there are existing rights of access directly from the country lane via wide double gates, making entry

straightforward for vehicles or equipment. There is also a natural water feature on the lower section of the land, adding character and scope for future landscaping or biodiversity enhancement. Water could potentially be sourced via borehole or nearby supply, subject to verification. Conveniently positioned within walking distance of The Plough Inn and a local recreational ground, and only a short drive to Crowhurst mainline station for London, the location combines tranquillity with accessibility. The nearby towns of Battle and Hastings provide a wide range of shopping, schooling, and leisure amenities, as well as excellent connections to the South Coast and London. Whether sought as a private retreat, equestrian setting, or strategic land holding, this appealing stretch of English countryside offers both lifestyle and future potential - an increasingly rare opportunity in such a well-connected rural location.

Agents Note

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.



