

**RUSH
WITT &
WILSON**



**Preston Hall Cottage Watermill Lane, Bexhill-On-Sea, Sussex TN39 5JA
£499,950**

Rush Witt & Wilson are delighted to present to the market this grade II listed detached cottage, positioned on a quiet secluded lane location.

Internally the property enjoys a stunning vaulted kitchen dining room, large original windows which provide an abundance of natural light with most enjoying views over adjoining land and lake. There is a large area of gravelled off road parking, side and rear gardens, multiple reception rooms and large bedrooms.

The property does require some updating, however is packed with features and will make a beautiful unique home once restoration works are completed. The property has scope (subject to consent) to extend into the existing adjoining outbuilding and it is assumed that most of the features are perfect for restoration. The layout would lend itself to adjustment to suit a buyers needs and has multiple configurations.

An internal viewing comes highly recommended via appointed sole agents Rush Witt & Wilson.



The property is approached via a gravel driveway which leads to a solid wood front door into:

Living Room / Reception Room

13'89x22'86 (3.96mx6.71m)

Dual aspect with single glazed windows to the front and side aspect, exposed wooden floorboards, feature wood burning stove, stairs leading to the first floor and doors leading to the following:

Reception Room

13'97x15'52 (3.96mx4.57m)

Dual aspect with single glazed windows to the front and side aspect with views over the adjoining lake and exposed wooden floorboards.

Kitchen / Dining Room

10'77x15'52 (3.05mx4.57m)

A large open room with vaulted ceiling, stairs to the first floor half landing, dual aspect with large single glazed windows to the front and side aspect, exposed wooden floorboards, large French doors leading out to the rear garden.

The kitchen consists of a number of base mounted units with inset sink and side drainer and freestanding cooker.

Doorway to the following:

Reception Room / Downstairs wc

Single glazed window to the side aspect, exposed wooden floorboards, timber door leading out to the side garden, low level wc and wash hand basin.

First Floor

The first floor is accessed via two internal staircases, one from the kitchen area which leads to a half landing and the other directly into the first bedroom.

Half Landing

Laid to carpet with doorways leading to the following:

Store Room

5'10x5'04 (1.78mx1.63m)

Single glazed window to rear aspect.

Bathroom

10'51x10'30 (3.05mx3.05m)

single glazed window to the side aspect, hot water cylinder, panel enclosed bath with mixer tap, low level wc, wash hand basin and laid to carpet.

Bedroom

13'82x22'86 (3.96mx6.71m)

Dual aspect with single glazed windows to the front and side aspect, exposed wooden floorboards, feature fireplace and doorway to the following:

Bedroom

15'57x14'53 (4.57mx4.27m)

Dual aspect with single glazed windows to the front and side aspect, exposed wooden floorboards and feature fireplace.

Outside

Gardens

The gardens are a particular feature of this

property, with a garden to the rear which features a crazy paving patio to the immediate rear of the property and large area of lawn enclosed by a post and rail fence. The side garden can be accessed via the front driveway and also the door to the side of the property. It has a large area of lawn which runs down to the lake, a beautiful and rarely found garden space.

Garage/Workshop

Adjoining the rear of the property, accessed via a gravel driveway which wraps around the side of the property, it is considered that possibly perfect for conversion/extension into subject to usual consents.

Parking

Ample off road parking to the front of the property provided by a gravel driveway enclosed by post and rail fencing and five bar gate.

Agents Notes

None of the services or appliances mentioned in these sale particulars have been tested.

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.

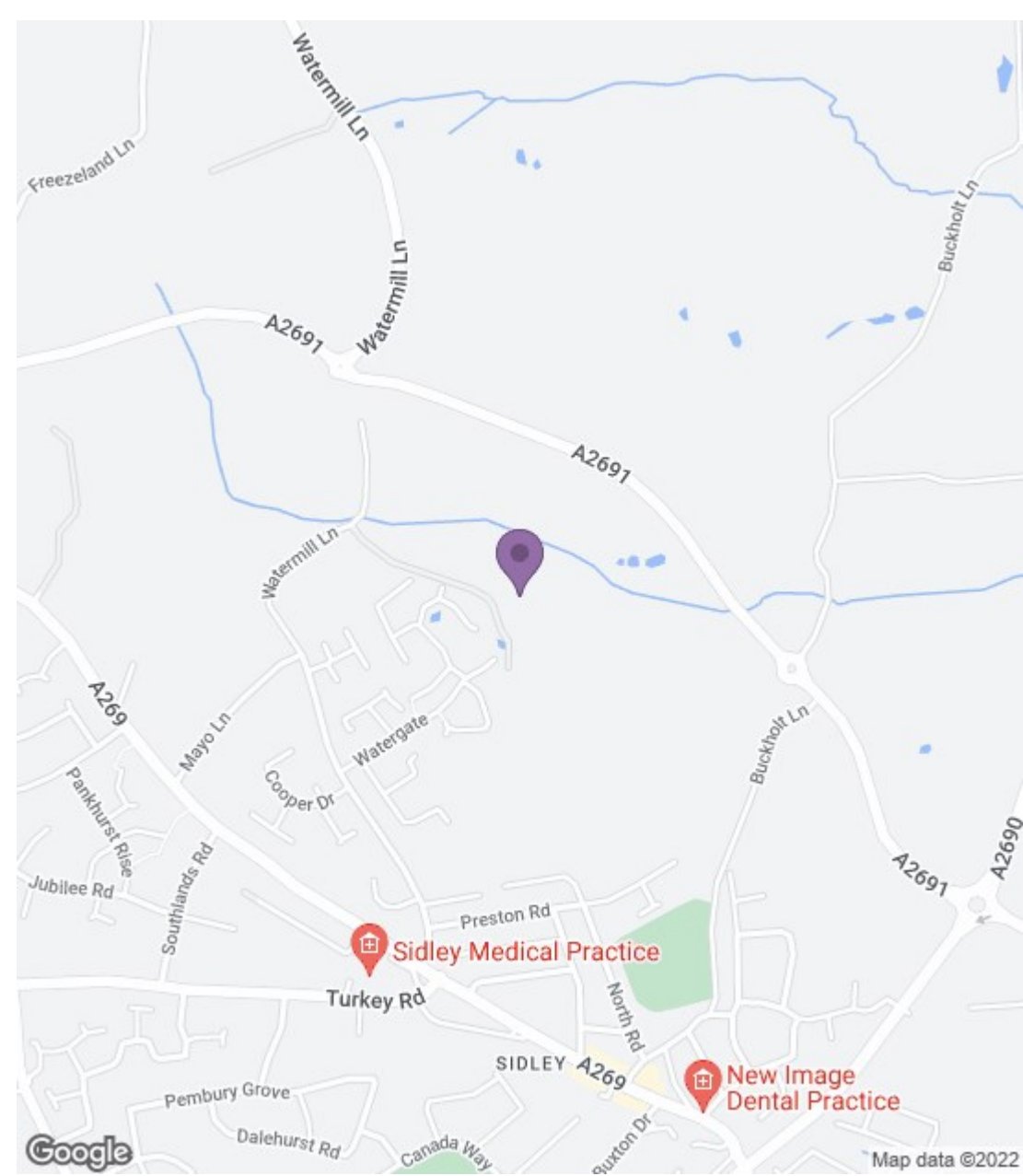
Council Tax Band E





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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			
(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	

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