



White Lodge

Wyhdown Road, Bexhill-on-Sea, East Sussex

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A detached six bedroom character home with two bedroom cottage, swimming pool and 3.64 acres in desirable location

A handsome generously-proportioned double-fronted period family home configured to provide an elegant and practical living and entertaining environment with charming neutral décor throughout, plus a two bedroom self contained annexe which does require updating, sitting in a rural location on the fringes of a popular seaside town, near to local amenities, train stations and the seafront.



4 RECEPTION ROOMS



**6 BEDROOMS
2 BED ANNEXE**



3 BATHROOMS



DRIVEWAY



3.64 ACRES



FREEHOLD



**RURAL/
VILLAGE**



4,021 SQ FT



**GUIDE PRICE
£1,375,000**

The property

White Lodge is an attractive double-fronted period family home offering over 4,000 sq ft of light-filled, flexible accommodation arranged across four floors, enjoying a beautiful tranquil setting with 3.64 acres of garden and ambling woodlands creating a wilderness away from modern day living, plus a swimming pool and detached cottage for additional living space or a generous working studio. A distinctive property with very flexible spaces.

The layout flows from a welcoming reception hall with original feature tiled flooring into an inner hall with a useful cloakroom and larder. The main living spaces include a dual-aspect dining room with a feature fireplace and an L-shaped drawing room with exposed wooden flooring, a freestanding wood-burning stove, and access to a triple-aspect glazed conservatory with patio doors to the side terrace. The drawing room also opens into a wooden-floored sitting room with another feature fireplace; both rooms have French doors leading to a raised, decked rear balcony. The ground floor is completed by a dual-aspect kitchen

fitted with base units, complementary worktops, a Belfast sink, an Aga, and a door to a laundry/boot room with access to the side terrace.

On the lower ground floor, the property includes a workshop and a pool room with an en suite shower room and French doors opening onto the poolside terrace.

Stairs rise from the inner hall to the first floor, which features a principal bedroom with an en suite bathroom including a freestanding bath, along with two further double bedrooms—all with fitted storage and French doors opening onto a rear aspect decked balcony. This floor also includes a fourth bedroom with wooden flooring and two family bathrooms, one being wood-lined with wooden flooring and includes a freestanding bath. The second floor offers two additional double bedrooms, one benefiting from walk-in eaves storage.





Outside

Screened by mature trees and offering strong kerb appeal, the property is approached via a gravelled driveway offering private parking and access to a range of outbuildings, including a vehicle shed, Nissen hut, log store, and a detached dormer cottage. The cottage does require some updating but features an entrance hall with cloakroom, a sitting/dining room, fitted kitchen, ground and first-floor bedrooms, and a family bathroom with a freestanding bath.

The formal garden is mainly laid to lawn and bordered by mature shrubs, with two sheds, multiple seating areas, a swimming pool and paved poolside and side terraces, ideal for entertaining and al fresco dining. The gardens lead in to the light woodland with a gazebo and ambling country paths and walkways through your own land

Location

The property is situated in a highly convenient location on the fringes of the coastal resort of Bexhill-on-Sea which provides a good range of day-to-day amenities including local shopping, cafés, restaurants, pubs, a leisure centre, medical facilities including a hospital and the De La Warr Pavilion, an iconic community hub and host to numerous art, music and comedy events. Cooden Beach and Bexhill beach are ideal for swimming, paddle-boarding, sailing and fishing. Eastbourne, Rye and Lewes offer more comprehensive amenities. Communications links are excellent: the A27 provides access to major regional centres and to the national motorway network, Cooden Beach (2.4 miles), Collington (3.0 miles) and Bexhill (3.3 miles) stations offer frequent links to Ashford International and central London, and London Gatwick Airport offers a wide selection of domestic and international flights.



Distances

- Bexhill-on-Sea 2.3 miles
- Cooden Beach 2.5 miles
- Bexhill Beach 3.6 miles
- A27 (Pevensey Bypass) 5.5 miles
- Eastbourne 11.0 miles
- Rye 19.5 miles
- Lewes 22.6 miles
- London Gatwick Airport 53.5 miles
- Central London 72.3 miles

Nearby Stations

- Cooden Beach
- Collington
- Bexhill
- Crowhurst
- Battle

Key Locations

- Bexhill Museum
- De La Warr Pavilion
- Egerton Park
- Bexhill Beach
- Pevensey Castle
- Hastings Museum and Art Gallery
- Shipwreck Museum

Nearby Schools

- Battle Abbey
- Bexhill High Academy
- Bexhill 6th Form College
- St Richard's Catholic College
- Buckswood
- Eastbourne College
- St Andrews
- Bede's
- Vinehall











The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Floorplans

House internal area 4,021 sq ft (374 sq m)
Cottage internal area 905 sq ft (84 sq m)
Outbuildings internal area 882 sq ft (82 sq m)
Balcony external area 391 (36 sq m)
Total internal area 5,808 sq ft (540 sq m)
For identification purposes only.

Directions

TN39 4RB what3words: ///upstairs.wizards.tasks

General

Local Authority: Rother District Council

Services: Mains water and electricity. Oil-fired central heating. Recently installed private treatment plant.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: White Lodge Band F - Cottage Band D

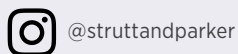
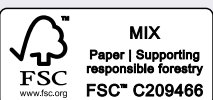
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