

# The Dell, St Leonards on Sea, East Sussex









# The Dell, Swainham Lane, St Leonards on Sea

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A double fronted period property offering huge potential to create a wonderful family home in a fabulous rural position with fine views over its own land and surrounding countryside, yet close to amenities and mainline stations.

Crowhurst station about 2.6 mile (London Bridge from 84 minutes). A21 - 4 miles. Hastings 5 miles. Battle station 5.8 miles (London Bridge from 76 minutes). Battle town 6 miles. Bexhill 6.5 miles. Robertsbridge station 11 miles (London Bridge from 68 minutes). Etchingam station 14 miles (London Bridge from 64 minutes). Rye harbour 17 miles. Tunbridge Wells 28 miles. (All times and distances approximate).



3



2



2



753  
acres

EPC

F

**Tenure:** Freehold

**Local authority:** Rother District Council, Tel. 01424 787878

**Council tax band:** F

**Services:** Mains water and electricity. LPG central heating. Private drainage.











## The Property

The Dell is a double fronted period house, located in a fabulous rural position with views over its own land and the surrounding countryside. The house is believed to date back to 1895 with a more recent addition to the side. The property offers great potential for refurbishment to create a wonderful family home.

Internally, the accommodation currently provides an entrance porch opening into a good sized kitchen/dining room with a range of fitted cupboards, central island, windows and a door to the outside. There is also a useful utility room off the kitchen. The living room is double aspect and has a door leading out to the gardens and a further door giving access to a study, which also has a door to the gardens.

There are two ground floor bedrooms as well as a bathroom and separate w.c. On the first floor, the principal bedroom has three windows overlooking the surrounding countryside and benefits from an en suite bathroom and dressing room.



## Gardens and Grounds

The house is approached over a long shared track and then over the property's own private track leading to the house. The gardens and grounds surrounding the house are laid to lawn with mature trees, shrubs and ponds as well as a field and small amount of woodland. There are various outbuildings which include a mobile home, agricultural barns and former stables. In all the property extends to about 7.53 acres.



## Situation

The Dell is situated in a wonderful rural position, yet only 2.5 miles from the station and local amenities of the village of Crowhurst which has a pretty parish church, primary school and local football club. The historic town of Battle provides a range of shopping and commercial facilities as well as a mainline station. Eastbourne, Bexhill on Sea and other south coast centres are within easy driving distance and the regional centre of Tunbridge Wells is 28 miles to the north. The A21 provides access to the M25 and national motorway network giving connections to London Heathrow and Gatwick airports, the Channel Tunnel and ferry ports.

There is an excellent choice of schools in the area including Claremont at St Leonards on Sea, Battle Abbey, Vinehall at Robertsbridge, Bede's at Upper Dicker, St Andrews Preparatory at Eastbourne, Eastbourne College, Marlborough House and St Ronan's at Hawkhurst, and Benenden School.

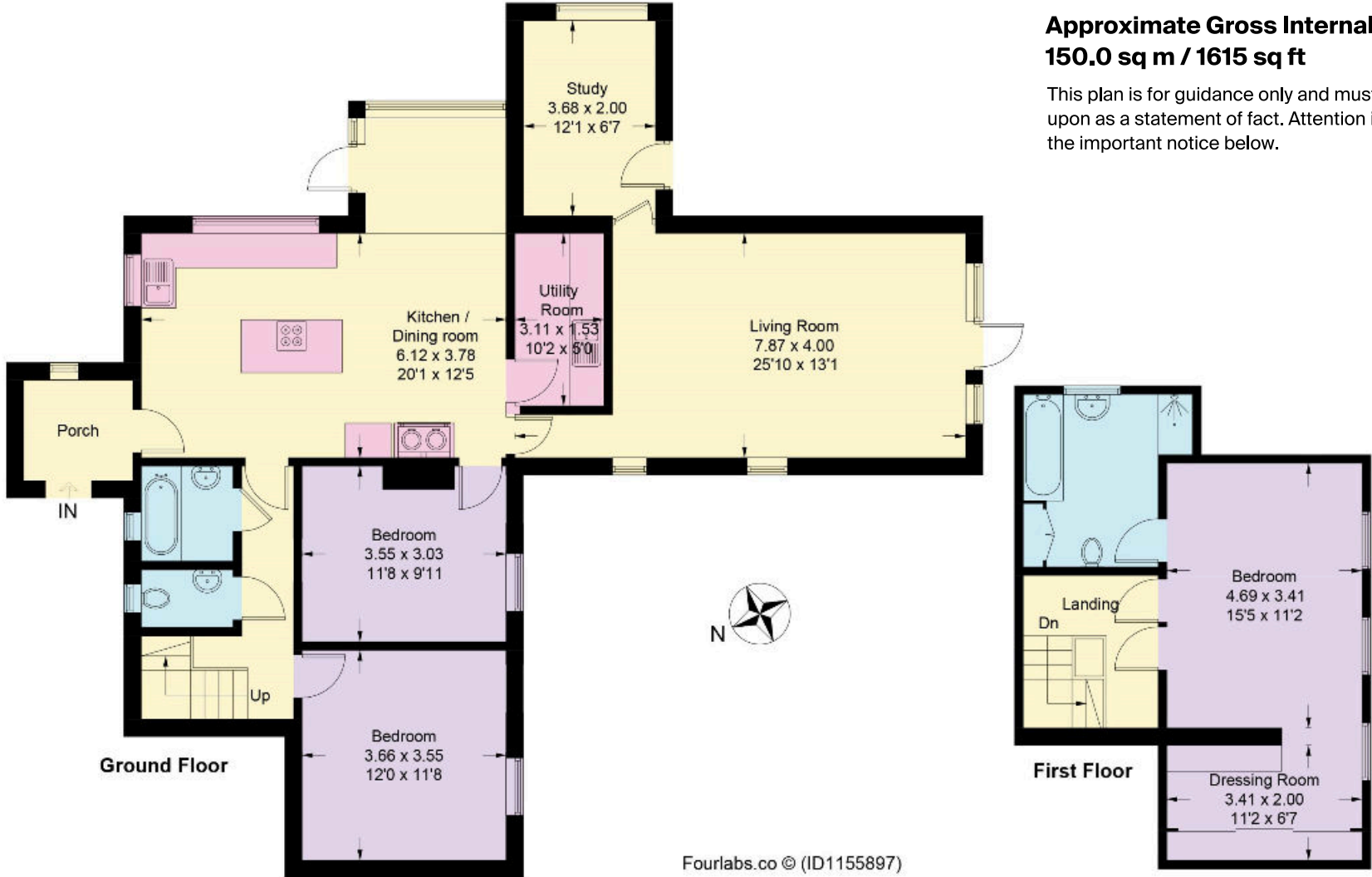
## Directions (TN38 8ED)

From Battle, proceed out of the town on the A2100 towards Hastings for approximately 2 miles. Turn right, immediately before Crowhurst Park, onto Telham Lane (signposted to Crowhurst). Continue on Telham Lane, which becomes Forewood Lane, for 2.3 miles. Continue straight ahead for about 0.6 of a mile onto Chapel Hill, Sandrock Hill and Crowhurst Road then turn left onto Swainham Lane (signposted as a dead-end road). Continue on this lane for about 0.8 of a mile and, immediately after the railway bridge, turn onto the track on the left-hand side. Continue for about half a mile and, at the junction where a number of tracks converge, take the driveway just to the right of the straight ahead track. The entrance driveway to the property will be found after a short distance on the right-hand side.



**Approximate Gross Internal Floor Area  
150.0 sq m / 1615 sq ft**

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