



EQUUS

Country & Equestrian



FOXHOLE FARM





FOXHOLE FARM, Seaford Road, Newhaven, Sussex BN9 0EE

A unique detached 4 bedroom property, located on the South Downs, set in 7.4 acres (*TBV) and further 2 bedroom integral ground floor annexe. This family home is in an amazing location within the South Downs National Park, offering stunning elevated coastal and countryside views, as well as direct access to the South Downs for walking or hacking.

Accessed via a shared private lane, the property is situated in a rural yet convenient location, with further private access to the equestrian facilities which include: 5 stables, wash down area, feed and tack room, large hay store, 40m x 20m all-weather riding arena and spacious parking areas for vehicles and a horsebox. The free draining chalk grassland is divided into paddock enclosures by electric fencing, with field shelter in one of the enclosures.

Built in a traditional farmhouse style, the house is well-suited for those looking for dual family accommodation or considering AirBnB or holiday let opportunities.eip

SITUATION

The Property is located at the end of a shared drive in a superb Downland location with stunning views over a Nature Reserve to the English Channel. Seaford with its attractive promenade, once voted the second best coastal town to move to in the UK and is just a short distance away with the closest beach at Tidemills (Newhaven East), within a two-minute drive. There is also a ferry service to France from Newhaven Port to Dieppe. There are two rail stations within easy reach at Seaford and Newhaven providing links to London Victoria, also from Glynde to London Victoria, easy access to the main A27 and A259 trunk roads. Bus services from the end of the drive.

The historic county town of Lewes is around 8 miles away whilst the city of Brighton & Hove is some 11 miles. The area is particularly popular for those with equestrian interests with The All England Jumping Course at Hickstead just over half an hour away (23 miles), while you can be at the South of England showground within 45 minutes (24 miles and local equestrian centres include Sussex EC (32 miles), Happy Valley EC (25 miles) and Homelands Equestrian (27 miles). Other facilities to check out include Chelwood Gate EC, High Hurstwood EC and Borde Hill EC, as well as Golden Cross There is Horse racing at Plumpton, Brighton and Goodwood each within easy driving distance

ACCOMMODATION

Refer to floorplans for further information including the layout and dimensions.

GROUND FLOOR

Entrance HALL, with a double-width staircase leading to the first floor.

SITTING ROOM with dual aspect to the front and side garden,

The heart of the home is the recently extended KITCHEN and DINING ROOM, offering generous and light-filled space perfect for entertaining. The kitchen is fitted with a range of classic wooden Shaker-style wall and base units, topped with solid wood worktops and complemented by tiled flooring. Appliances include an inset induction hob, eye-level double electric oven, ceramic sink with drainer, and plumbing for both a dishwasher and an American-style fridge freezer. The kitchen also benefits from views over the South Downs Adjacent is a useful utility room.

FIRST FLOOR

Staircase rising to the upper floor to a aa 2nd large SITTING ROOM, enjoying a triple aspect with views to the front and side. This bright and spacious room overlook stunning panoramic views of both the English Channel and the South Downs. Patio doors open onto a large balcony, perfectly positioned to make the most



of the surrounding scenery. There is also a feature fireplace with log burner adding warmth and character to the room.

A corridor leads to 4 BEDROOMS, 2 of which have built-in wardrobes and useful eaves storage.

The Family BATHROOM is fitted with a panelled bath, separate shower enclosure, WC, and wash hand basin. In addition, there is a separate WC for added convenience.

INTEGRAL ANNEXE

Two private entrances with additional inner lobby from the main house leading to the self-contained Annexe. New KITCHEN including assorted wall and base level units plus built in oven / fridge etc. The annexe comprises 2 double BEDROOMS, the principal room with built-in wardrobes and direct access to a private rear patio. The bright SITTING ROOM is dual aspect and offers French doors to the patio. Stylish, fully tiled SHOWER / WET ROOM with a rainfall shower, hand-held attachment, WC, and wash basin.

EQUESTRIAN FACILITIES & OUTBUILDINGS

The property is approached from a winding driveway via electric gates which lead to an extensive parking area for several cars and horsebox.

A further gated access leads to the free draining chalk and grass paddocks and to the stable yard (power, light and water connected)

The stable yard includes 3 LOOSE BOXES, TACK ROOM, HAY BARN and FIELD SHELTER in one of the paddocks.

OUTDOOR RIDING ARENA - 40m x 20m riding arena with a PVC and sand surface.

The property also benefits from LAPSED PLANNING TO CREATE A 3 bay GARAGE WITH STORAGE ROOM ABOVE.

LAND & GROUNDS

The whole site is 7.38 acres (*TBV. The main paddocks and equestrian facilities are on level ground. A large block of pastureland extends to the rear of the property divided into separate turn out areas enclosed by mains electric fencing plus field shelter.

AGENTS NOTE : The land is subject to an uplift clause of 25% of the difference on valuation should planning permission be granted for additional development. This remains for approx. another 8 YEARS.

*The acreage and land shown or stated on any map, plan or particulars is TBV (To Be Verified). This means the land has not been formally measured or verified by Equus or the sellers. A Title Plan from the Land Registry will be available, where possible, showing the boundary and stated acreage. Interested parties wishing to verify the exact area should make their own enquiries via their solicitor and, if required, commission a suitably qualified professional to undertake a formal measurement.

MATERIAL INFORMATION & SERVICES

TENURE: Freehold

PROPERTY TYPE: Detached / PROPERTY CONSTRUCTION: Brick and flint /stone facings

NUMBER & TYPE OF ROOM/S: see attached floor plan / PARKING: Multiple off road.

LOCAL AUTHORITY: Lewes District Council / TAX BAND: E

EPC RATING: C 73/78 - Cert No 9035-7221-3500-0159-4202

SERVICES: HEATING: Oil / SEWAGE: Septic Tank / WATER SUPPLY: Mains / ELECTRICITY SUPPLY: Mains / SOLAR: Electric x18 panels on roof with surplus returning to the National Grid. ANNEXE has a separate control for Central Heating.





HELPFUL WEBSITE LINKS

We recommend that you visit the local authority website pertaining to the property you are interested in buying for all the planning consents / restrictions / history and the following websites for more helpful information about the property and surrounding local area before proceeding in a purchase:
www.goodschoolsguide.co.uk | www.homecheck.co.uk | www.floodrisk.co.uk | www.environment-agency.gov.uk - www.landregistry.gov.uk | www.homeoffice.gov.uk | www.ukradon.org
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>
<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/broadband-speeds/broadband-basics>

DIRECTIONS

From Newhaven head north west on North Way/A259, at the roundabout take the first exit to continue on to The Drove/A259. At the next roundabout take the second exit onto Seaford Road/A259. After 0.3 mile turn left, then bar right and continue on where shortly after the entrance to the long driveway leading up to the property will be found on the left. What3Words newlyweds.remission.aware.

VIEWING ARRANGEMENTS

All Viewings are strictly by Appointment with the Vendors' Agent
 Equus Country & Equestrian, South East/South West
 T: 01892 829014

E: sales@equusproperty.co.uk

W: www.equusproperty.co.uk

DISCLAIMER: All prospective buyers view all properties for sale with Equus International Property Ltd at their own risk and neither the Agents, Joint Agents nor the Sellers take responsibility for any damage or injury however caused to themselves or personal belongings or property.

By viewing a property with Equus you accept this disclaimer. If inspecting the outbuildings, equestrian facilities or any other building within the grounds you must wear appropriate clothing and footwear and children must be either left in the car or always supervised. Livestock should not be touched and all gates left shut or closed after use.

DISCLAIMERS

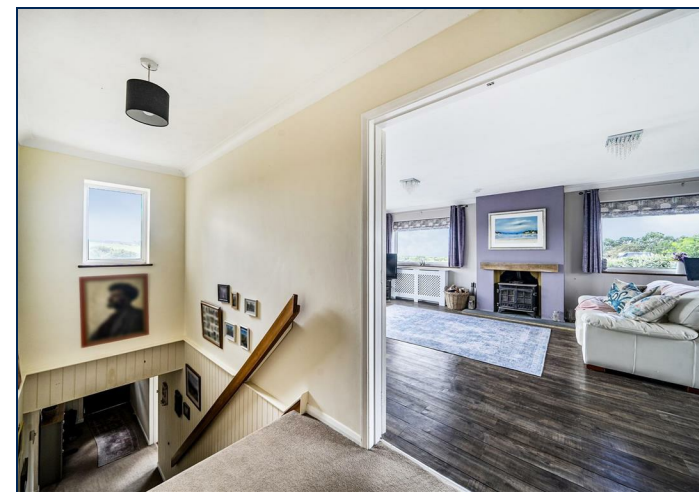
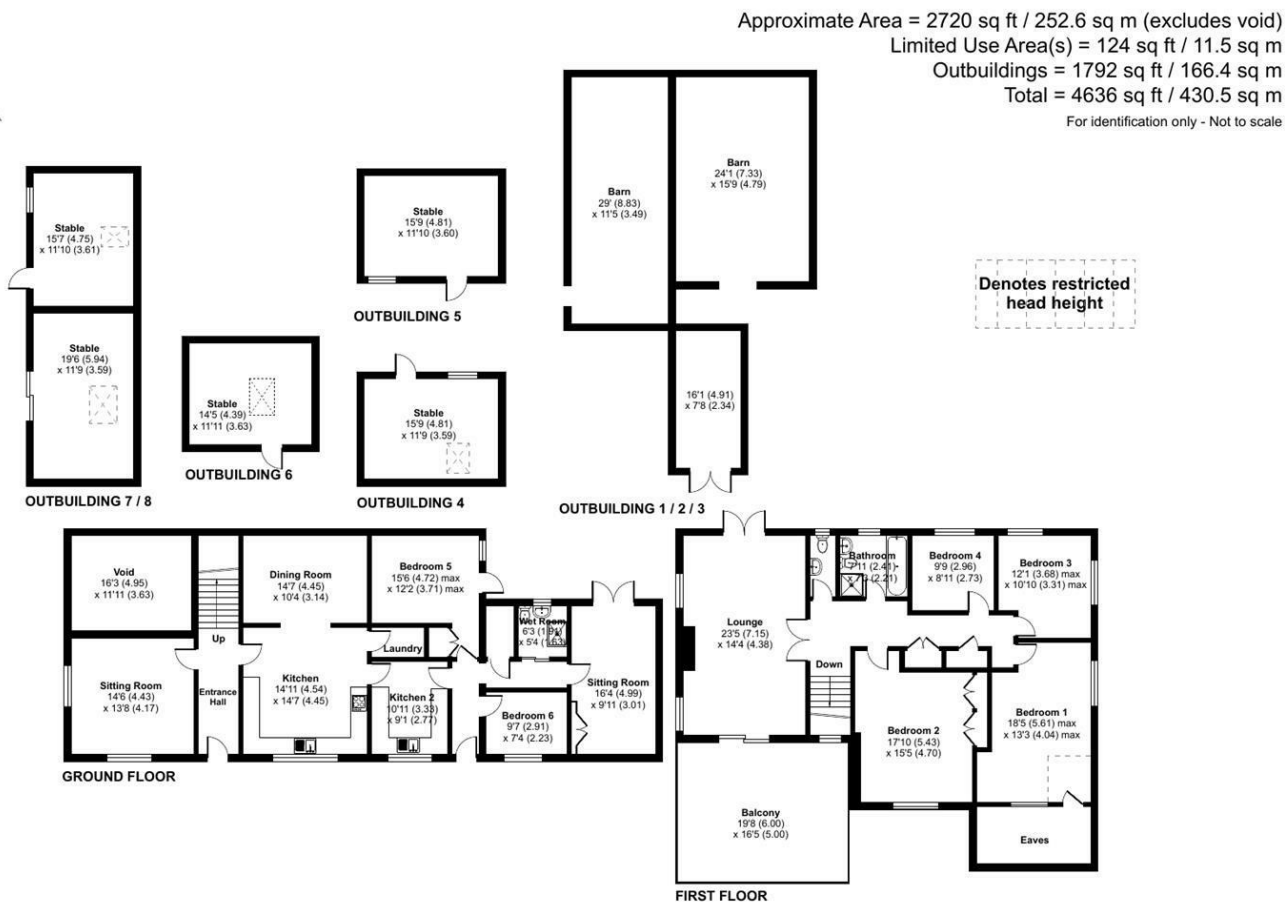
1. These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Equus International Property Ltd in the particulars as being factually accurate about the property, its condition or its value. Neither Equus International Property Ltd nor any joint agent has any authority to make any representations about the property, any information given is entirely without responsibility on the part of Equus International Property Ltd.
2. Please note that the material information is provided to Equus International Property Ltd by third parties and is provided here as a guide only. We advise you to confirm the details of any such material information prior to any offer being submitted. We will use reasonable endeavours to update if there are changes as soon as practical.
3. The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
4. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or



in other ways that these matters have been properly dealt with and that all information is correct. 5. A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT may be payable.

Guide price £1,200,000



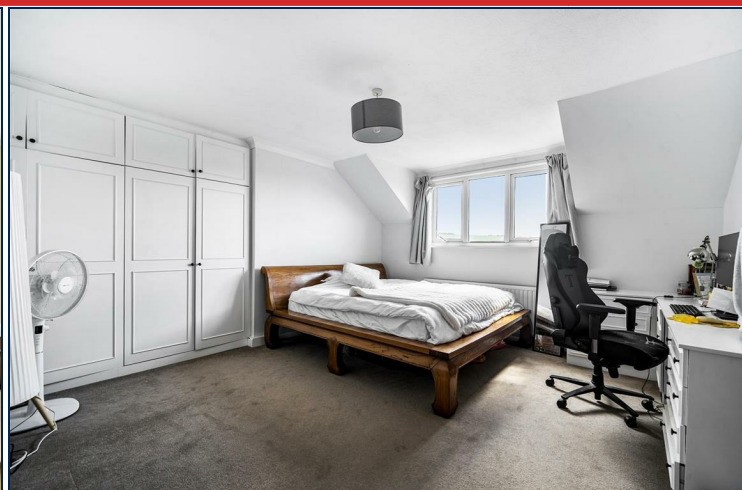


Energy Efficiency Rating	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		
England & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales EU Directive 2002/91/EC 		

PROPERTYMISDESCRIPTION ACT 1991: Every care has been taken in the preparation of these particulars but their accuracy is not guaranteed and they do not form part of any contract. Descriptions are given in good faith and as an opinion of the agents, not as a statement of fact. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("information") may be relied upon as a statement of representation or fact. Neither Equus Property nor its Joint Agents have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of Equus Property or the seller/lessor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are reproduced for general information using a 24mm wide-angle lens and are not necessarily comprehensive nor current; no assumption should be made that any content shown are included in the sale nor with regards to parts of the property which have not been photographed. Reference to any particular use of any part of the property or to alterations is not intended to imply that planning or building regulations or any other consents have been obtained. We have not tested any appliances, services, heating systems or fixtures, and so cannot guarantee they are in good working order. Prospective purchasers should undertake their own tests, enquiries or surveys before entering into any commitment. The information in these particulars is given without responsibility on the part of the Agent or their clients. Neither the Agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property. These particulars are issued on the understanding that all viewings and negotiations are conducted through the agents.

NATIONAL ADVERTISING • LOCAL KNOWLEDGE • SPECIALIST ADVICE



www.equusproperty.co.uk

NATIONAL ADVERTISING • LOCAL KNOWLEDGE • SPECIALIST ADVICE



A member of

