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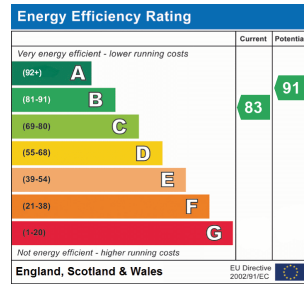
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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3 Thorne Close, BEXHILL-ON-SEA, East Sussex TN39 5FA **£699,950 freehold**

A beautifully presented seven year old detached four bedroom house offering generous accommodation with large double integral garage, established gardens and off-road parking, all set in this small development off a private road.

- Detached Home
- 7 Years Old
- 4 Bedrooms
- Bathroom and En-Suite
- Large Double Garage
- Off Road Parking
- Private Road Location
- Enclosed Garden

Description

This 7 year old detached house is set within a small development and has the balance of a 10 year builders warrantee. Built by Steed Construction in 2017, the property has been beautifully maintained by the current owner and enjoys well designed accommodation arranged around a large reception hall. At the heart of the house is a stunning kitchen/breakfast room with integrated appliances that provides ample space for seating and a table with views to the garden. The living room has a wood burning stove and from the utility room, an integral door leads to a fully painted and plastered double garage with electric roller shutter doors. To the first floor are four double bedrooms, one with en-suite as well as a separate family bathroom. Approached over a private road, a block paved driveway provides parking with access to the garage and to the side and rear of the property is an established area of garden which is well planted, predominantly laid to lawn and offering two areas of patio.

Directions

From Ninfield continue along the A269 towards Bexhill. Continue into Lunsford Cross where the entrance to the development will be seen on the left hand side.

What3Words: ///octagon.duplicate.micro

THE ACCOMMODATION

Comprises double glazed panelled door through to

RECEPTION HALL

13' 2" x 7' 0" (4.01m x 2.13m) With Monostringer oak and glazed staircase rising to first floor with recessed lighting and double doors opening through to the

DRAWING ROOM

16' 9" x 12' 8" (5.11m x 3.86m) With large window to front, central fireplace with granite hearth, central wood burning stove, recessed lighting.

KITCHEN/DINING/FAMILY ROOM

20' 2" x 13' 8" (6.15m x 4.17m) With window and double french doors opening onto patio and garden, recessed lighting, Kardean flooring throughout and a comprehensive range of high gloss base and wall mounted units incorporating cupboards and drawers with integrated dishwasher, larder cupboard, fridge/freezer, oven and microwave and an extensive area of Quartz working surface incorporating a stainless steel sink with mixer tap and etched drainer and four ring ceramic hob with extractor hood above. The kitchen provides ample space for a table and seating with a door leading through to the



UTILITY ROOM

12' 2" x 5' 6" (3.71m x 1.68m) max, including a WC with window and glazed door to covered side patio. There is a further range of base and wall mounted units with a gas boiler, space and plumbing for appliances and a working surface incorporating a stainless steel sink with mixer tap and drainer.

WC

Tiled floor, part tiled walls and fitted pedestal wash hand basin and mixer tap, low level WC.

DOUBLE GARAGE

20' 0" x 19' 6" (6.10m x 5.94m) Partially sub-divided with two electric roller shutter doors, fully painted floor and walls with power and light.

FIRST FLOOR LANDING

With large window to front, airing cupboard with slatted shelves.

BEDROOM

14' 5" x 11' 5" (4.39m x 3.48m) With windows taking in views to the rear, large double wardrobe.



BEDROOM

13' 6" x 8' 6" (4.11m x 2.59m) Window taking in views to the rear, single wardrobe.

MASTER BEDROOM

13' 8" x 13' 8" (4.17m x 4.17m) Including a large double wardrobe cupboard, window to front.



EN-SUITE

Tiled floor, part tiled walls, fitted with a large shower enclosure, pedestal wash hand basin with mixer tap, heated towel rail, low level WC.

BATHROOM

7' 9" x 7' 7" (2.36m x 2.31m) with obscured window to rear, tiled floor, part tiled walls, fitted with a corner shower, panelled bath with centre mixer taps, pedestal wash hand basin with heated towel rail to side, low level WC.

BEDROOM

14' 10" x 12' 2" (4.52m x 3.71m) max including large double wardrobe cupboard, window to front.

OUTSIDE

The property is approached over a block paved driveway with access to the garage. There is an area of lawn and a gated access to the side and rear. The rear gardens provide a large area of paved patio that is partly covered, being fence enclosed with a good size area of lawn and planted borders.



Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774

We will be pleased, if possible, to supply any further information you may require.

Agents Note

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.