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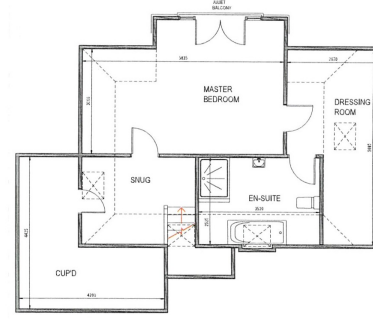
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GROUND FLOOR PLAN (122m²)



FIRST FLOOR PLAN (105m²)



LOFT PLAN (66m²)



Lambourne, Thorne Place, Bexhill-on-Sea, East Sussex TN39 5FH **oieo £895,000**

STAMP DUTY INCENTIVE - A beautifully designed brand new detached five bedroom home boasting an exceptional specification and set within an exclusive new development that backs onto open countryside and with the benefit of a 10 year LABC.

Brand New Detached Home
 Wonderful Views

Luxurious Bathrooms
 Garage

Private Road
 Exclusive Development

Five Bedrooms
 Fully Fitted Kitchen
 3150 sq. ft.



Description

A beautifully designed brand new five bedroom home that is set within this exclusive development of just four new detached homes set at the end of a private road. Lambourne enjoys wonderful views, over open countryside yet is close to local amenities. Carefully designed, using selected materials, the property presents brick and Cedar clad elevations beneath a tiled roof. Being efficient to run and low maintenance, the houses have UPVC double glazing, a sectional electric garage door and a highly efficient gas fired boiler with under floor heating to the ground floor. A global smart system allows remote control of the lighting and heating and there is an electric vehicle charging point.

The house will be approached over a private road with a private block paved driveway. On arrival you are greeted by a generous reception hall with tiled flooring and double multi pane glazed doors opening into both the sitting room and fabulous kitchen/family room. The well planned accommodation enjoys tiled flooring to much of the ground floor with carpets in the remaining rooms.

There is attractive joinery and door furniture and at the heart of the house, a beautifully designed kitchen that wraps around a centre island with intelligent storage systems and a top of the range list of AEG appliances with Quartz working surfaces that incorporate a breakfast bar. The kitchen/living room is partly vaulted with a pair of bi-fold doors opening onto the patio and taking in the fabulous views over the garden and onto adjoining farmland.

The bedrooms are all double, with four large first floor bedrooms, one with an en-suite, and a luxurious family bathroom, whilst to the top floor is a stunning master bedroom suite with double doors to a Juliet balcony that takes in the wonderful views. This room has a large dressing area, its own en-suite bathroom and a separate area ideal as a study. All of the bathrooms have underfloor heating.

Outside the gardens will be landscaped and planted, partly wall enclosed and enjoy large areas of patios that take in the views. The over sized garage is part plastered with a painted floor and walls and an electric sectional door.

Directions

From our office in Battle High Street proceed in a southerly direction taking the second exit at the mini roundabout into Lower Lake and then bear right at the second mini roundabout into Powdermill Lane. Proceed all the way along Powdermill Lane bearing right towards Catsfield and continue to the roundabout at Ninfield. Here bear left towards Bexhill and on entering Lunsford Cross turn left into Thorne Close which leads into Thorne Place.

COVERED ENTRANCE PORCH

With outside light, double glazed door to

RECEPTION HALL

17' 1" x 9' 0" (5.21m x 2.74m) with oak stairs rising to the first floor.



WC

8' 0" x 4' 5" (2.44m x 1.35m) concealed cistern wc and pedestal vanity sink unit, heated towel rail.

DRAWING ROOM

20' 5" x 14' 3" (6.22m x 4.34m) With windows to front, central fireplace with inset wood burning stove.

KITCHEN/FAMILY ROOM

27' 4" x 16' 1" (8.33m x 4.90m) With window and bi-fold doors leading out onto the garden, partially vaulted with a contemporary range of high gloss kitchen units arranged around a centre island. With breakfast bar, fitted with a Smeg fridge, dishwasher, wine cooler, bin stores and a range of 4 AEG combination ovens, an induction hob with integrated extractor, larder cupboard, wired for sound.



UTILITY ROOM

Range of units with washing machine, tumble dryer and freezer.

FIRST FLOOR LANDING

With window to front.

BEDROOM ONE

19' 3" x 12' 5" (5.87m x 3.78m) With window taking in views to the rear.

EN-SUITE BATHROOM

8' 4" x 5' 7" (2.54m x 1.70m) With obscured window to side, fitted with a large shower enclosure, vanity sink unit, heated towel rail, low level wc.

BEDROOM TWO

18' 2" x 12' 5" (5.54m x 3.78m) With large window taking in views to the rear.

BEDROOM THREE

13' 6" x 11' 8" (4.11m x 3.56m) With large window to front.

MAIN BATHROOM

With obscured window to side, fitted with a centre bath, low level wc, vanity sink unit, large enclosed shower and cupboard.

BEDROOM FOUR

14' 5" x 9' 10" (4.39m x 3.00m) Window to front.

TOP FLOOR BEDROOM SUITE

STUDY/SNUG AREA

11' 2" x 8' 6" (3.40m x 2.59m) Opening through to

BEDROOM

19' 5" x 14' 5" (5.92m x 4.39m) With wide windows and double doors opening to Juliet balcony with stunning rural views.

WALK-IN WARDROBE/DRESSING AREA

8' 9" (2.67m) narrowing to 5' 7" (1.70m) x 19' 7" (5.97m)

BATHROOM

11' 2" x 7' 10" (3.40m x 2.39m) With velux window and fitted with a concealed cistern wc, free standing bath and double vanity sink unit.

OUTSIDE

To the front of the property is an area of block paved driveway giving access to the garage. To the rear is a large area of patio and level area of lawn with walls to both sides and an open fence to the rear looking out onto open countryside.



GARAGE

16' 0" x 13' 3" (4.88m x 4.04m) With obscured window to side, electric up-and-over door.

SITE PLAN



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.