




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

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£575,000 Thorne Cottage, Ninfield Road, Bexhill-on-Sea, East
Sussex TN39 5JJ
🛏️ 4 Bedroom 🚿 3 Bathroom 📺 3 Reception



AT A GLANCE...

This impressive detached home seamlessly combines character and charm with stylish modern fixtures and fittings throughout. Thoughtfully and sympathetically updated by the current owners, the property offers well-balanced and versatile living accommodation, complemented by extensive off-road parking and a beautifully landscaped gardens.

The well-proportioned interior is introduced via a welcoming reception hall, leading to a dining room featuring an attractive bay window with a pleasant outlook over the frontage. The living room is equally inviting, complete with a log burner and bay window, and opens into a conservatory enjoying delightful views across the rear garden. The ground floor also benefits from a versatile bedroom with an en-suite shower room, ideal for guests or use as a home office, as well as a stunning kitchen/diner. The kitchen is fitted with a range of matching wall and base units, finished with granite work surfaces, and features a breakfast bar, integrated dishwasher, space for additional appliances, and double doors opening onto the rear garden. A useful utility cupboard adds further practicality.

To the first floor, the landing leads to a particularly large dual-aspect principal suite, boasting a leafy outlook, a walk-in wardrobe, and an en-suite bathroom. There are two further generously sized double bedrooms, along with a modern family bathroom.

Further benefits include double glazing and gas central heating. To fully appreciate all that this exceptional home has to offer, early viewing is highly recommended.



Key Features:

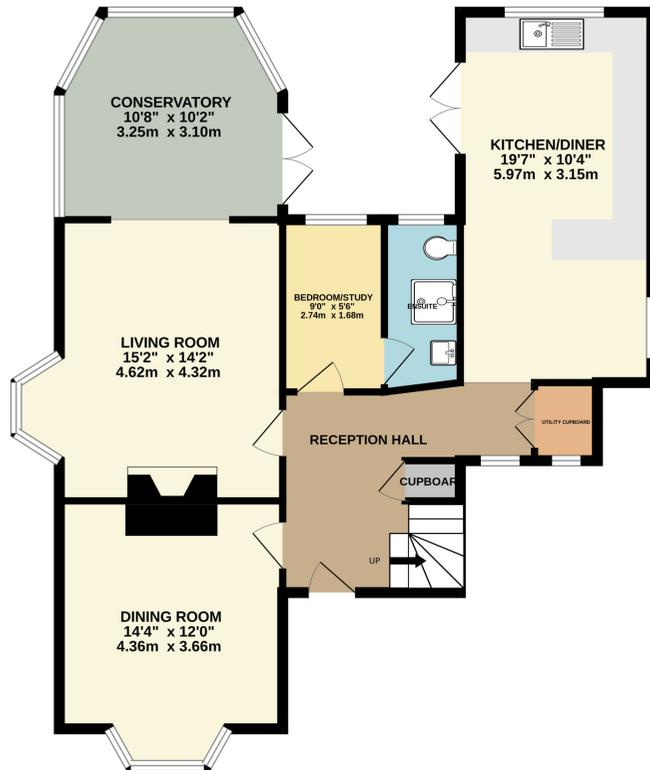
- Impressive Detached House
- Three Reception Rooms
- Extensive Off Road Parking
- Immaculate Presentation Throughout
- Abundant Character & Charm With Modern Fixtures & Fittings
- Four Bedrooms
- Landscaped Rear Garden With Large Workshop

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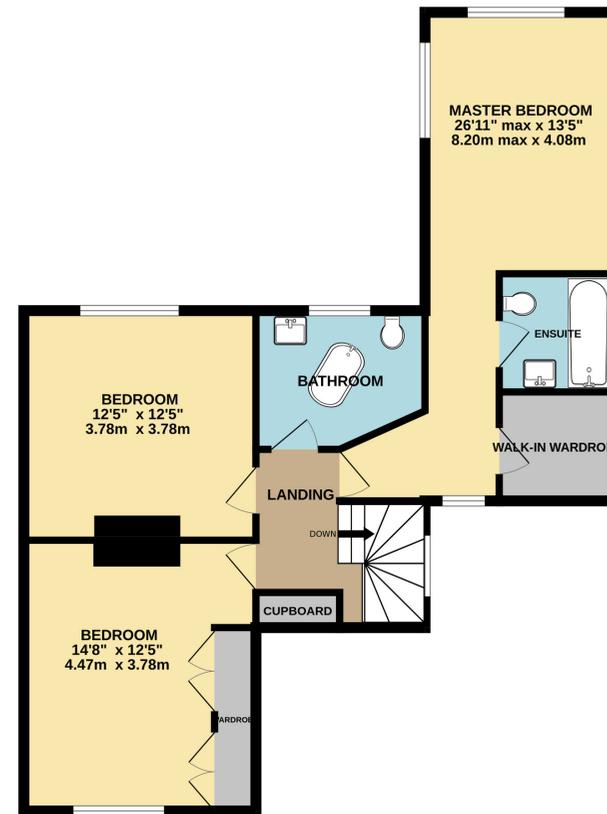
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GROUND FLOOR
888 sq.ft. (82.5 sq.m.) approx.



1ST FLOOR
753 sq.ft. (70.0 sq.m.) approx.



TOTAL FLOOR AREA : 1641 sq.ft. (152.4 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Exterior

The front garden is generously sized and laid to gravel, providing off-road parking for several vehicles, and is complemented by a variety of mature shrubs and trees. There is also gated side access to the rear.

The rear garden has been thoughtfully landscaped by the current owners. Immediately adjoining the property is a spacious gravelled seating area, which extends along the side to the gated access. The garden further features a large timber-framed shed, a well-maintained lawn, and beautifully stocked flower and shrub borders.

A raised patio provides an ideal space for outdoor entertaining and enjoying sun throughout the day, while additional features include a timber log store, an area of artificial lawn behind the workshop, and convenient outdoor power points. The workshop has a double glazed window, wall mounted electric heater, various power points and spotlights.

Location

Situated on the outskirts of Bexhill, the property is conveniently located close to local shops and amenities, while the nearby village of Ninfield just a short drive away, offers a popular primary school.

The historic town of Battle is approximately a 10-minute drive, while Bexhill's iconic seafront promenade and beach are also within easy reach, along with a wide selection of restaurants and independent shops.

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