



  
**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

36 Thorne Crescent, Bexhill-on-Sea, East Sussex TN39  
**£585,000** <sup>5JH</sup>  3 Bedroom  2 Bathroom  2 Reception



## AT A GLANCE...

This particularly spacious detached bungalow benefits from a south-facing garden, a double garage, and is situated within a quiet cul-de-sac. Having been a much-loved home under the same ownership for over 40 years, the property offers a versatile layout with generously proportioned rooms throughout and potential annexe accommodation.

The accommodation begins with a welcoming entrance hall featuring two large storage cupboards. The spacious living room, measuring over 18ft in length, enjoys a feature fireplace and sliding doors opening onto the rear garden, allowing plenty of natural light. The modern fitted kitchen is well-appointed with a range of matching wall and base units complemented by quartz work surfaces. Integrated appliances include an eye-level oven, microwave combination oven, gas hob, dishwasher, and under-counter fridge and freezer.

Adjacent to the kitchen is a large extension to the original bungalow, creating a useful utility room, cloakroom, and study. Above the study is a mezzanine floor, ideal as an occasional room, which also provides access to a substantial walk-in loft space offering excellent storage and significant potential for further development, subject to the necessary consents. This area could be utilised as annexe accommodation if required.

The bungalow provides three double bedrooms. The master bedroom features extensive built-in wardrobes and a four-piece en-suite bathroom, while bedroom two also benefits from fitted bedroom furniture. Bedroom three, currently used as a dining room, offers further flexibility. In addition, there is a family bathroom, double glazing, and gas central heating throughout.

Externally, the property enjoys a south-facing rear garden along with a double garage, further enhancing its appeal. To fully appreciate the space, flexibility, and potential this home offers, early viewing is highly recommended.



### Key Features:

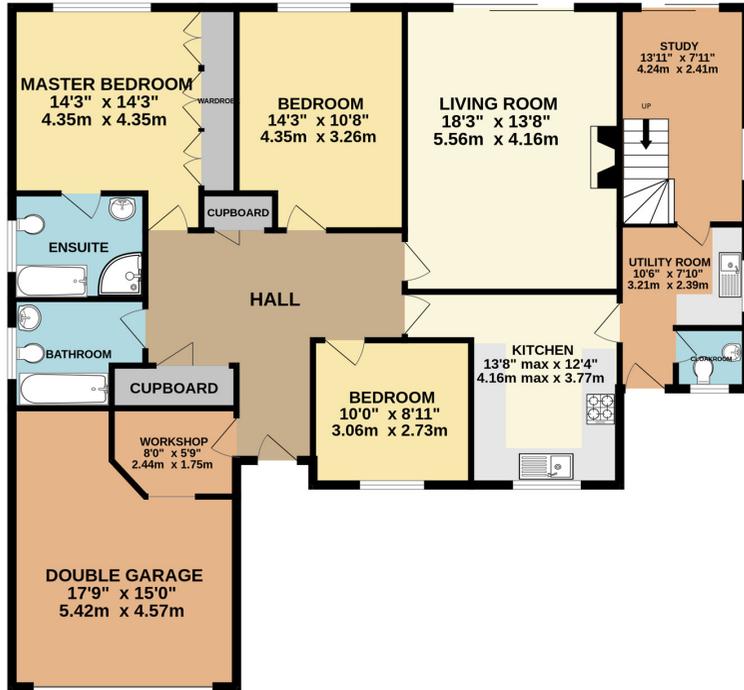
- Generously Sized Detached Bungalow
- Double Garage & Off Road Parking
- Two Bathrooms
- Substantial Walk-in Loft Space Ideal With Potential
- Annexe Potential If Required
- South Facing Garden
- Three Double Bedrooms & Occasional Room
- Modern Fitted Kitchen & Separate Utility Room
- Quiet Cul-De-Sac Location

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GROUND FLOOR  
1548 sq.ft. (143.9 sq.m.) approx.



1ST FLOOR  
1123 sq.ft. (104.3 sq.m.) approx.



TOTAL FLOOR AREA : 2671 sq.ft. (248.2 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		71	82
EU Directive 2002/91/EC			

### Exterior

The front garden is also mainly laid to lawn with a selection of shrubs and bushes. A driveway provides off-road parking for several vehicles and leads to the double garage. An area of the garage has a workshop area with power and light provided. To the rear of the property is a well-maintained, south-facing garden, predominantly laid to lawn and attractively planted with a variety of established shrubs and bushes. A timber garden sunroom with power and lighting provides a versatile additional space, and there is gated rear access. Side access leads to the front of the property.

### Location

The bungalow is located in a quiet, private cul-de-sac on the outskirts of Bexhill. Nearby are the popular villages of Little Common and Ninfield, offering a range of local amenities. The property is conveniently close to transport links, day-to-day shops, local schools, and scenic countryside walks, providing the perfect balance of accessibility and peaceful surroundings.

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