



2 Thorne Crescent, Bexhill-on-Sea,  
East Sussex TN39 5JH





## PROPERTY DESCRIPTION

A unique opportunity to purchase a combined living and work space comprising a spacious 4 bedroom detached Chalet and 5 workshops (2 double, 1 single) with 3 phase electrical supply and a large detached double garage totalling almost 100 sq metres of additional space, plus the original attached garage. Situated in a sought after close on the outskirts of Bexhill, other notable features include 2 driveways with ample parking, gas Rayburn range for cooking, central heating and hot water, 2 ground floor double bedrooms, large L shaped living/dining room and 2 double bedrooms and WC in the roof space. A dream opportunity for the right person. CHAIN FREE. EPC- awaited

## FEATURES

- Detached stables converted into workshops
- Annexe potential
- Ample parking over 2 separate driveways
- 2 garages (one being a large double)
- Spacious 4 bedroom chalet
- L Shaped living/dining room
- Popular location on the outskirts of Bexhill
- Council tax - D





## ROOM DESCRIPTIONS

### Entrance

Front door with double glazed side screen leading to good sized entrance hall with radiator, parquet flooring, telephone point.

### Living room/Dining room

22' 8" max x 22' 0" max (6.91m x 6.71m) Arranged in an L shape with stone fireplace, four radiators, TV and telephone points, triple aspect having a total of five double glazed windows.

### Kitchen

13' 9" x 8' 10" (4.19m x 2.69m) With a range of fittings comprising a gas fired Rayburn range used for cooking, central heating and hot water, one and a half bowl single drainer stainless steel sink unit with mixer tap and cupboards under, further range of cupboards and drawers with working surfaces over, range of matching wall mounted cupboards, part tiled walls, free standing fridge freezer, built-in storage cupboards, ceiling spotlighting, double glazed window with outlook to side, glazed door into outer lobby, built in Miele dishwasher and below countertop freezer, double glazed windows and further door leading to the side.

### Bedroom 1 (Ground floor)

15' 2" x 10' 8" (4.62m x 3.25m) With radiator, built-in double wardrobe, double glazed window with outlook to side.

### Bedroom 2 (Ground floor)

15' 8" x 9' 1" (4.78m x 2.77m) With radiator, two built-in double wardrobes, double glazed window with outlook to rear.

### Ground floor bathroom

With coloured suite with panelled bath having mixer taps and shower attachment, further independent shower over, pedestal basin, low level WC, radiator, tiling to walls, frosted glass double glazed window.

### First floor landing

Stairs rising from ground floor entrance all to 1st floor landing with door to airing cupboard, double glazed Velux window.

### bedroom 3 (first floor)

11' 8" x 9' 10" (3.56m x 3.00m) With radiator, eaves access to the roof space being boarded for storage, double glazed window with outlook to rear.

### bedroom 4 (first floor)

11' 5" narrowing to 7' 2" x 7' 6" (3.48m x 2.29m) With radiator, Velux window, eaves access to the roof space being boarded for storage.

### First floor WC

With low-level cistern, wash hand basin, radiator, Velux window.

### Outside

The property enjoys two independent private driveways, the one to the left of the property is accessed via gates giving access to a brick driveway with room for 2 cars comfortably, leading up to carport and then an attached single garage. To the right hand side is a larger driveway with brick paving for several cars leading up to a very large double garage.

To the rear are detached stables that pre date the bungalow and have been skilfully converted into 5 workshops with 3 phase supply, insulated roof space and radiators.

There are lawned gardens to the rear with greenhouse, with a large patio in front of the workshops. There is also a further lawned area to the side with hedging and mature trees. Lawned garden area to the front

### Garage

15' 11" x 8' 1" (4.85m x 2.46m) Accessed via metal up and over door with gas meter and with double glazed personal door leading to the rear garden.

### Double Garage

25' 2" x 17' 4" (7.67m x 5.28m) Accessed via double roller shutter door with power, gas fired air heater, ceiling lighting, hatch to loft space, double glazed door to side.

### Workshop 1

11' 3" x 10' 8" (3.43m x 3.25m) With wall mounted gas boiler ( recently installed needs commissioning) with power and radiator, strip lighting, water supply, three phase connection, two windows.

### Workshop 2

11' 2" x 9' 2" (3.40m x 2.79m) With power, a rotary phase converter giving 3 phase supply, radiator, overhead strip lighting and a hatch to loft area.

### Workshop 3

11' 2" x 9' 2" (3.40m x 2.79m) Accessed via archway from workshop two or via separate independent door with radiator, power supply, three phase connection, hatch to loft space overhead, strip lights.

### Workshop 4

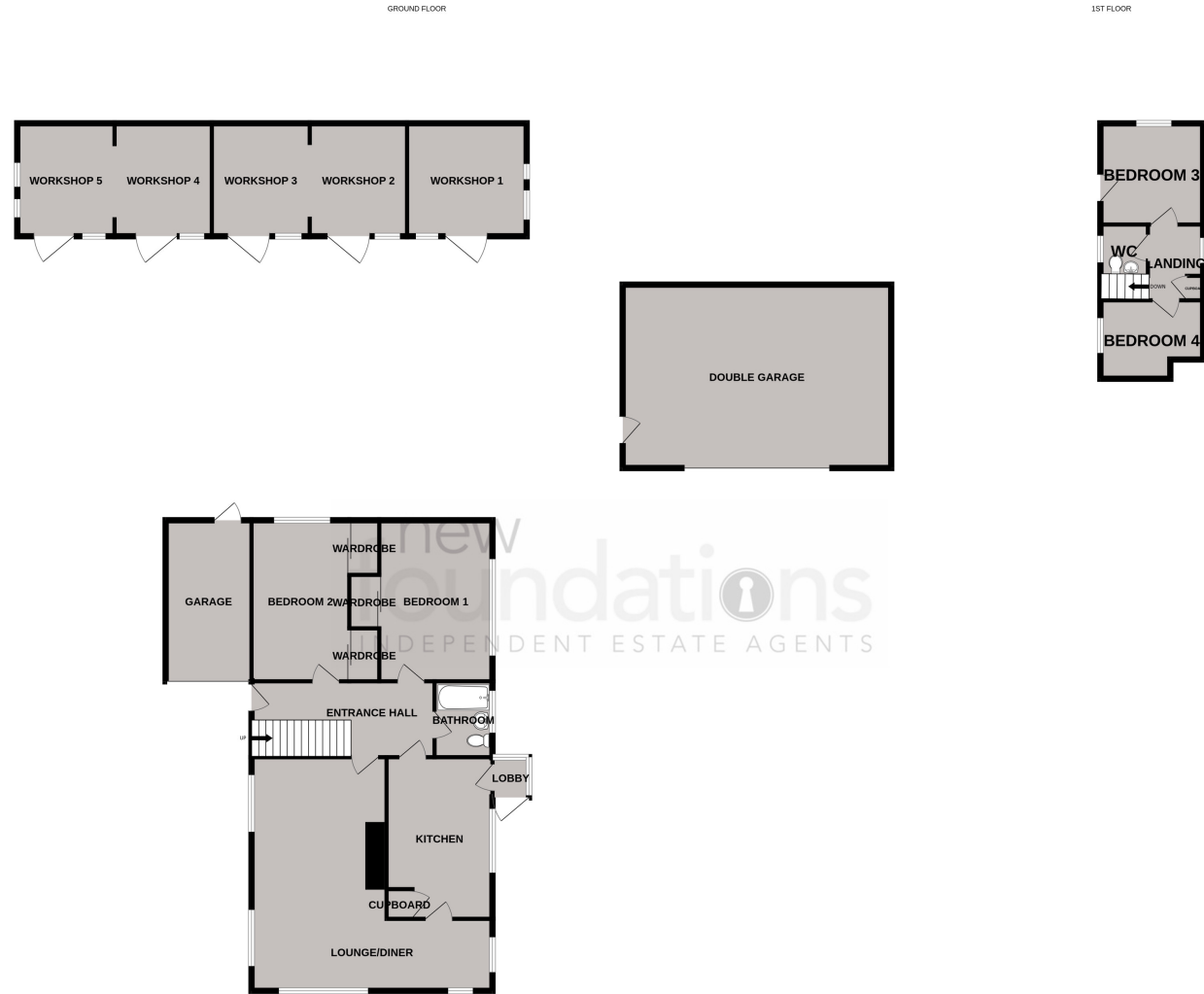
11' 2" x 9' 2" (3.40m x 2.79m) With radiator, power, three phase connection, window, overhead strip lighting.

### Workshop 5

11' 2" x 9' 2" (3.40m x 2.79m) Accessed via Archway from workshop four or independently via large door with two windows overhead, strip light, power three phase connection.



FLOORPLAN



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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