

£585,000 Freehold



Thorne Cottage, Ninfield Road,
Bexhill-on-Sea, East Sussex TN39 5JJ



PROPERTY DESCRIPTION

An outstanding and characterful three/four bedroom detached situated on the northern outskirts of Bexhill and approximately five miles from the market town of Battle. The property is presented to a very high standard by the current vendors and features accommodation comprising; entrance hall, inner hallway, lounge with bay window and open plan to the conservatory, south facing dining room, ground floor bedroom/office with en-suite shower room & WC, impressive kitchen/breakfast room with granite working surfaces and large utility cupboard, three first floor double bedrooms with the master having an en-suite bathroom and dressing room and a contemporary family bathroom with roll top bath. Outside there is an extensive driveway with off road parking for several vehicles, a landscaped rear garden and a good size garden room/workshop. EPC - D.

FEATURES

- Fabulous Detached House With Plenty Of Character
- Superb Presentation Throughout
- Lounge With Bay Window & Open Plan To The Conservatory
- Impressive Kitchen/Breakfast Room With Granite Working Surfaces & Large Utility Cupboard
- Large Garden Workshop With Power & Lighting
- Landscaped Rear Garden With Raised Patio Area
- Gravel Driveway With Off Road Parking For Several Vehicles
- Master Bedroom Suite With En-Suite Bathroom & Walk-In Wardrobe/Dressing Room
- Modern & Contemporary Family Bathroom With Independent Roll Top Bath
- Ground Floor Bedroom/Office With En-Suite Shower Room & WC





ROOM DESCRIPTIONS

Entrance Hall

Accessed via composite front door, stairs rising to the first floor, useful under-stairs cupboard, radiator.

Inner Hall

Spotlights, archway through to the kitchen.

Lounge

15' 2" x 14' 2" (4.62m x 4.32m) Double glazed bay window to the side, spotlights, picture rails, radiator, feature fireplace with oak mantle and brick surround with inset wood burner, archway to the conservatory.

Conservatory

10' 8" x 10' 2" (3.25m x 3.10m) Double glazed windows to the side and rear and double doors to the side all with a lovely outlook over the garden, radiator, various power points.

Dining Room

14' 4" into bay x 12' 0" (4.37m into bay x 3.66m) A bright south facing room with double glazed bay window to the front, picture rails, radiator.

Kitchen/Breakfast Room

19' 7" x 10' 4" (5.97m x 3.15m) A spacious and fabulous room with double glazed windows to the front, side and rear, double doors to the side giving access to the garden, spotlights, large walk-in utility cupboard with window, hot water cylinder, wall mounted gas fired boiler and plumbing for washing machine, a beautifully re-fitted kitchen comprising; a range of granite working surfaces with inset one and half bowl sink unit and grooved drainer and mixer tap, range style cooker with large extractor fan over, a range of matching wall and base cupboards with fitted drawers, built-in dishwasher, American style fridge/freezer, breakfast bar, radiator.

Ground Floor Bedroom/Office

9' 0" x 5' 6" (2.74m x 1.68m) Double glazed window to the rear overlooking the garden, radiator.

En-Suite Shower Room & WC

Double glazed frosted glass window to the rear, low level WC, walk-in shower cubicle, pedestal wash hand basin with mixed tap, chrome heated ladder style towel rail.

First Floor Landing

Double glazed window to the side, built-in full height double cupboard, access to loft space via hatch and drop down ladder (mostly boarded).

Master Bedroom Suite

13' 4" extending to 27' 1" x 11' 3" (4.06m extending to 8.26m x 3.43m) Double glazed windows to the front, side and rear with the latter having a lovely outlook over the garden, spotlights, radiator, door to large walk-in wardrobe/dressing room with radiator.

En-Suite Bathroom & WC

Double glazed window to the side, spotlights, extractor fan, a modern and re-fitted three-piece suite comprising; panelled bath with mixer tap, shower over and fitted screen, wash hand basin with mixer tap and cupboard under, low level WC, chrome heated ladder style towel rail.

Bedroom Two

12' 5" x 12' 5" (3.78m x 3.78m) Double glazed window to the rear overlooking the garden, spotlights, picture rails, radiator.

Bedroom Three

14' 8" x 12' 5" (4.47m x 3.78m) Double glaze window to the front, picture rails, a range of built-in wardrobes, radiator, feature fireplace.

Family Bathroom

10' 5" x 8' 9" max (3.17m x 2.67m max) Double glazed window to the rear, a re-fitted and contemporary bathroom suite comprising; free standing roll top bath with Victorian style mixer tap, low level WC, pedestal wash hand basin, radiator, wood panelling to dado rail.

Outside

The front garden is a good size and laid with gravel providing off road parking for several vehicles, various matures shrubs and trees, gated side access.

The rear garden has been landscaped by the current owners. Adjacent to the rear of the property there is a large area laid with gravel which in turn extends down the side of the property to the gated side access, large timber frame shed, area laid to lawn with extremely well planted flower and shrub borders, raised patio area ideal for catching the sun throughout the day and for outside entertaining, further timber framed log store, area laid with artificial grass behind the workshop, outside power points.

Workshop/Garden Room

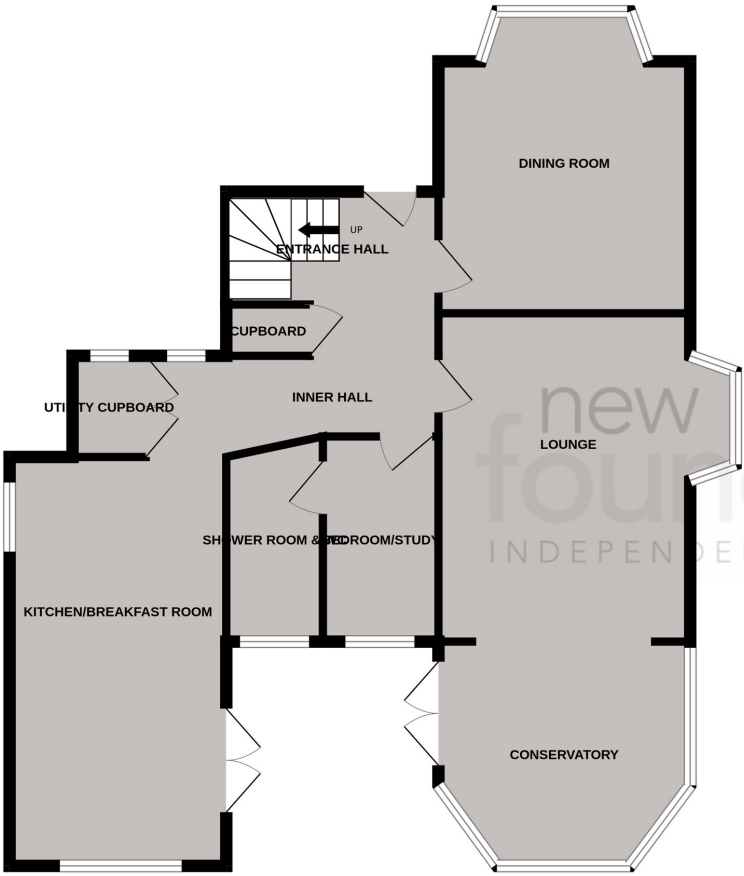
20' 0" x 16' 0" (6.09m x 4.87m) Double glazed window, wall mounted electric heater, various power points, spotlights.

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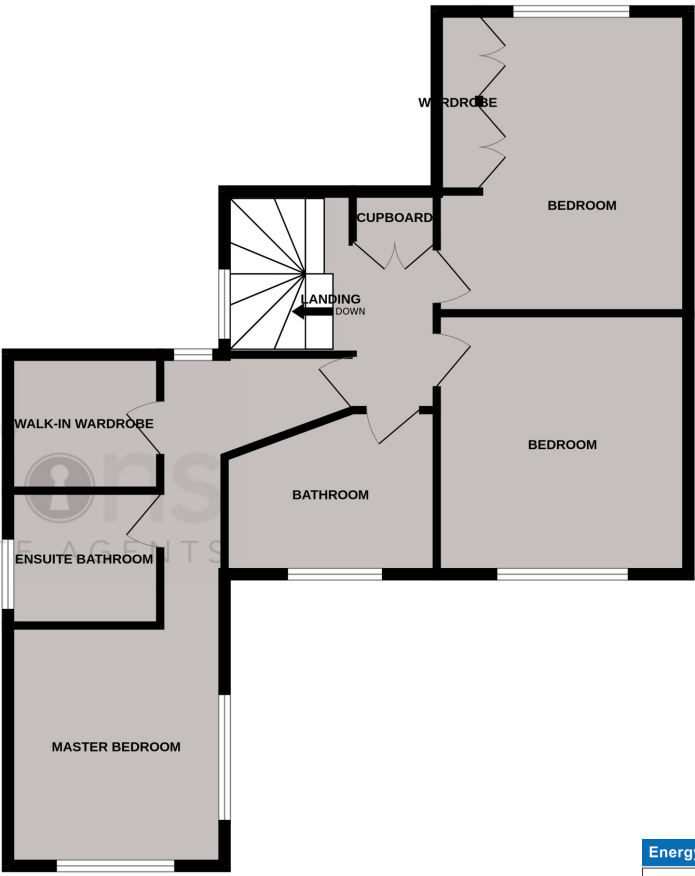
There is gas central heating with a recently installed boiler. The roof and hanging wall tiles were replaced in 2023. There is a cesspit in the rear garden.

FLOORPLAN

GROUND FLOOR



1ST FLOOR



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