

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



PROPERTY DESCRIPTION

A deceptively spacious three bedroom, two reception detached bungalow ideally situated in a cul-de-sac on the northern outskirts of Bexhill but within easy access of the new link road. The accommodation has been extended by the current vendors and now consists of; entrance hall, 22' front to back lounge/dining room, large conservatory, dual aspect dining room, fitted kitchen, utility room, three bedrooms with the master having French doors leading to the garden, modern bathroom and additional shower room. Outside there is off road parking for three cars, garage with electric door and a good size and private westerly aspect rear garden. EPC - C

FEATURES

- Very Spacious Three Bedroom Detached Bungalow
- Two Reception Rooms Including A Front To Back Lounge & Dual Aspect Dining Room
- Large Conservatory Overlooking The Garden
- Utility Room
- Garage With Electric Roller Door
- Modern Bathroom & Addition Shower Room
- Expansive & Westerly Aspect Rear Garden With Large Patio Area & Garden Store
- Off Road Parking For Three Vehicles
- Cul-De-Sac Location
- Council Tax Band - C





ROOM DESCRIPTIONS

Entrance Hall

Accessed via UPVC front door with double glazed patterned insert, two radiators, ceiling coving, dado rail, access to loft space via hatch.

Lounge

22' 10" x 11' 7" (6.96m x 3.53m) A spacious and dual aspect room with double glazed bay window to the front, double doors to the rear leading to the conservatory, ceiling coving, two radiators.

Conservatory

A large room with double glazed windows to the rear and sides, double doors to the side leading to the garden, two radiators, various power points.

Dining Room

15' 10" x 12' 9" (4.83m x 3.89m) A dual aspect room with double glazed windows to the side and rear, ceiling coving, two radiators, two built-in cupboards.

Kitchen

12' 0" x 11' 0" (3.66m x 3.35m) A dual aspect room with double glazed windows to the side and rear overlooking the garden, UPVC doors to the side and front leading to the garden and utility room respectively, spotlights, ceiling coving, a fitted kitchen comprising; a range of working surfaces with inset one and a half bowl sink and drainer unit with mixer tap, Smeg range cooker with large extractor fan over, a range of matching wall and base cupboards with fitted drawers, space for dishwasher and washing machine, radiator.

Utility Room

17' 10" x 3' 8" (5.44m x 1.12m) Double glazed window to the side, doors to the kitchen and garage, range of working surfaces, matching wall and base cupboards, radiator.

Inner Hall

Ceiling coving, spotlights, doors to bedroom and shower room.

Bedroom Three

9' 4" x 8' 4" (2.84m x 2.54m) Double glazed window to the front, ceiling coving, access to loft space via hatch, radiator.

Shower Room

Spotlights, ceiling coving, a modern three piece suite comprising; low level saniflow WC, wash hand basin with mixer tap and cupboard under, shower cubicle with electric shower over, heated ladder style towel rail.

Bedroom One

14' 11" max x 11' 8" max (4.55m max x 3.56m max) A dual aspect room with double glazed window to the front and French doors to the rear leading to the garden, built-in wardrobe, ceiling coving, radiator.

Bedroom Two

11' 11" x 10' 3" (3.63m x 3.12m) Double glazed bay window to the front, ceiling coving, radiator.

Bathroom

Double glazed frosted glass window to the rear, spotlights, ceiling coving, a matching three piece white suite comprising; low level WC, wash hand basin with chrome mixer tap and cupboard under, P-shaped panelled bath with fitted screen, mixer tap, handheld attachment and shower over, tiled walls.

Garage

Accessed via electric roller door, door to the rear leading to the utility room, power and lighting.

Outside

The front garden is laid to lawn with flower and shrub borders, outside tap and power point, ample parking for multiple cars.

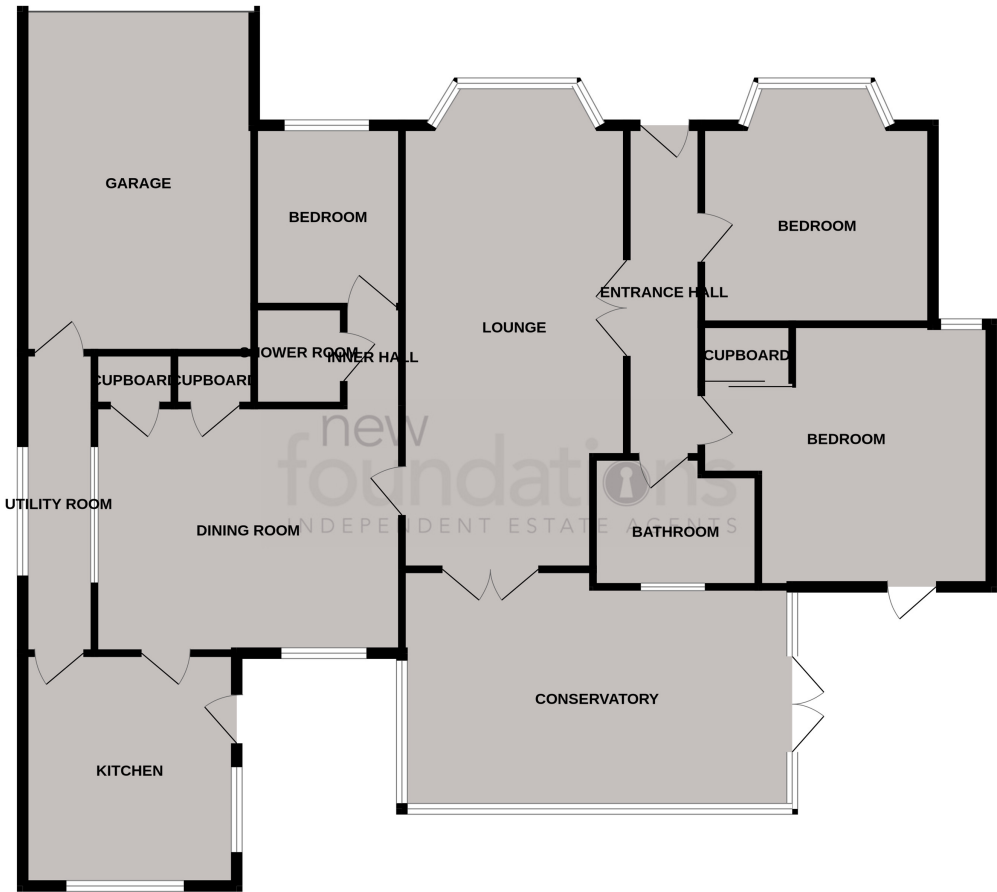
The rear garden benefits from being of a westerly aspect.

Adjacent to the rear of the the property there is a full length patio area, gated side access, further patio dining area, the gardens are laid to lawn with flower and shrub borders, vegetable garden, to the rear of the garden is raised area of decking the gardens of screened by fences and shrubbery.

There is a large garden store measuring 16'6" x 9'3".

FLOORPLAN

GROUND 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			72	79
(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	

