



**Thorne House Ninfield Road, Bexhill-On-Sea TN39 5JG**

**welcome to**

**Thorne House Ninfield Road, Bexhill-On-Sea**

Welcome to this delightful mid-terraced two-bedroom house that seamlessly blends modern living with charming & unique features. This property boasts spacious receptions rooms and bedrooms alike, two separate en-suite bathrooms, large garden space and a touch of charm throughout. Contact us today!



### Front Garden

A large area of off-road parking with a private gate to enclose the garden.

### Porch

An open porch with access to the hall way and rear door.

### Entrance Hall

A large vaulted ceiling, and staircase access to the first floor landing & doors to all rooms.

### Lounge/Dining Room

27' 8" x 15' 9" ( 8.43m x 4.80m )

A beautiful open room with two character Inglenook fireplaces and feature wooden beams on the ceiling, double set double glazed doors to the rear aspect leading into the garden, a large window to the front of the living space and also powerpoints and a TV point.

### Kitchen

18' 1" x 12' 10" ( 5.51m x 3.91m )

Double glazed window to the front aspect, with a range of wall and base units, space & plumbing for a washing machine or dishwasher. Featuring a central island and double glazed door leading to the front garden.

### WC

Double glazed window to the side aspect and a low-level WC.

### Landing

With a vaulted ceiling, the landing is open, light and airy.

### Bedroom One

11' 9" x 11' 9" ( 3.58m x 3.58m )

With two double-glazed windows to the rear aspect looking over the garden. Built in storage spaces, powerpoints and a radiator.

### En-Suite

12' 2" x 10' 2" ( 3.71m x 3.10m )

A large en-suite with a single with a single electric shower and large jacuzzi bath, low-level WC and wash hand basin.

### Bedroom Two

18' 4" x 11' 11" ( 5.59m x 3.63m )

Double glazed window to the front aspect, powerpoints and TV point.

### En-Suite

8' 1" x 7' 10" ( 2.46m x 2.39m )

Large space with low-level WC, pannelled bath unit with a shower over the top.

### Rear Garden

A full width paved patio leading to a large area of lawn enclosed with brick walls and panelled wooden fencing to one side.



Total floor area 165.0 m<sup>2</sup> (1,777 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## Thorne House Ninfield Road, Bexhill-On-Sea

- MID-TERRACED
- OFF-ROAD PARKING
- FRONT & REAR GARDEN
- EN-SUITES
- CHARACTER FEATURES

Tenure: Freehold EPC Rating: Awaited

# £350,000



Please note the marker reflects the postcode not the actual property

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