

**RUSH
WITT &
WILSON**



Flat 2, Lunsford Manor Ninfield Road, Bexhill-On-Sea, East Sussex TN39 5JJ
£269,950

A rare opportunity has arisen to acquire this extremely charming, spacious three bedroom first floor converted apartment which forms part of Lunsford Manor. This stunning period building exudes elegance of the era and provides the character, features and proportions of yesteryear, is offered to the market with share of the freehold. This beautiful home is accessed via a long private driveway which leads to a single garage and plenty of off road parking. The property itself is in need of some refurbishment, adaptable and versatile, presently having large reception room, three bedrooms, kitchen, bathroom and additional cloakroom. Externally the Manor house is set within its own mature and well established gardens and grounds. VACANT POSSESSION, viewing comes highly recommended by RWW Bexhill.



Entrance Hallway

With stairs to first floor, under stairs storage space, storage space.

First Floor Hall

With entrance door, obscure glass window to the front elevation, two night storage heaters.

Cloak Room

WC with high level flush, window to the front elevation.

Living Room

17'10 x 19'9 (5.44m x 6.02m)

Window to both side and rear elevations overlooking the beautiful park like communal gardens, two night storage heaters, tiled open fireplace, shelving.

Kitchen

13'10 x 9'2 (4.22m x 2.79m)

Fitted kitchen comprising a range of base and wall units with straight edge laminate worktops, single drainer sink unit with mixer tap, built in larder cupboard with window, plumbing for washing machine, space for cooker, additional built in storage cupboards, wood burning cast iron stove.

Bedroom One

15'8 x 15'3 (4.78m x 4.65m)

Window to the rear elevation, tiled fireplace, wardrobe cupboard.

Bedroom Two

15'1 x 6'10 (4.60m x 2.08m)

Window to the rear elevation overlooking the beautiful gardens.

Bedroom Three

17'4 x 7'10 (5.28m x 2.39m)

Windows to the side elevation, ornamental feature tiled fireplace, fitted wardrobe cupboard.

Inner Hallway

With access to roof space, built in sliding door linen cupboard, night storage heater.

Bathroom

Suite comprising panelled bath, wc with low level flush, wall mounted wash hand basin, window to the front elevation, built in linen cupboard, electric wall mounted chrome heated towel rail.

Single Garage

Lease And Maintenance

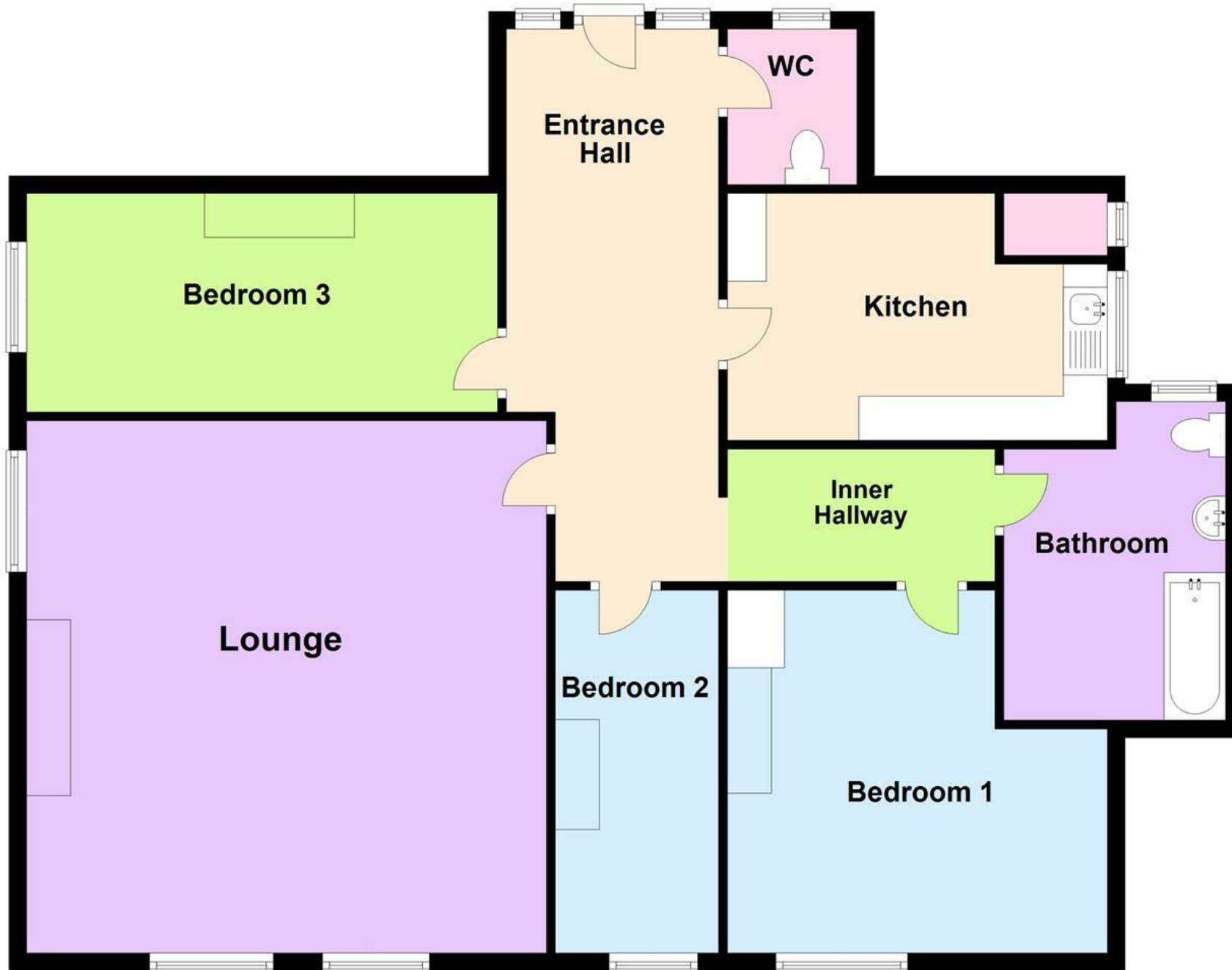
We have been advised that the property will be sold with a remainder of 999 year lease. The maintenance is 1/6th share of the total outgoings

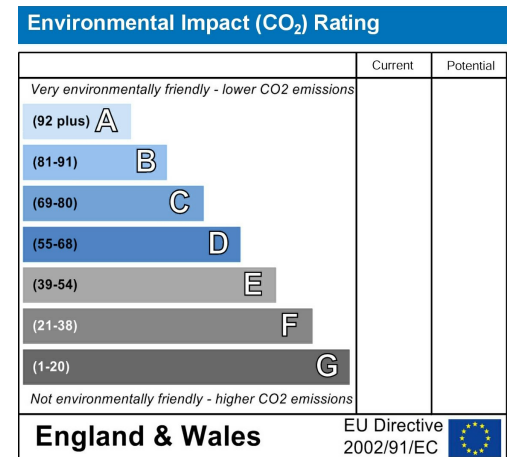
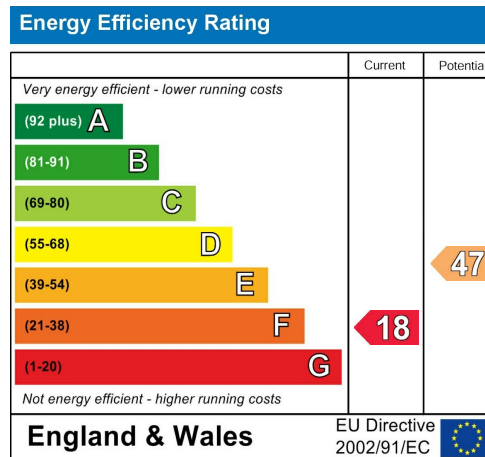
Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



Floor Plan





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