

**RUSH
WITT &
WILSON**



Thorne Cottage Ninfield Road, Bexhill-On-Sea, East Sussex TN39 5JJ
£620,000

A very special renovated and fully refurbished three/ four bedroom detached character house, three reception rooms, ground floor bedroom and en-suite, stunning adjoining countryside views, luxury main bathroom complete with roll top bath, three first floor double bedrooms, master suite comprising the bedroom- dressing room and en-suite bathroom, gas central heating system with new boiler, large detached timber framed workshop approx. 20' x 16', double glazed windows and doors, all seasons conservatory with solid roof, wood burning stove in main reception room, stunning kitchen/breakfast room complete with granite worktops, oak doors throughout, off road parking on gravelled driveway, *new roof and hanging wall tiles from 2023*. Viewing comes highly recommended by RWW Bexhill, sole agents.



Covered Entrance Porchway

Entrance Hallway

With wood flooring, double radiator, under stairs storage cupboard.

Living Room

15'3 x 14'3 (4.65m x 4.34m)
Bay window overlooks the side elevation, double radiator, wood flooring, brick built fireplace with wood burning stove, opens out onto an all year round conservatory.

All- Seasons- Conservatory

11'9 x 10'3 (3.58m x 3.12m)
Patio doors lead out onto the rear garden, double radiator, tiled floorboard effect flooring, solid roof.

Dining Room

14'6 x 12'10 (4.42m x 3.91m)
Bay window overlooks the front elevation, wood flooring, double radiator.

Study/Bedroom Four

9'9 x 5'6 (2.97m x 1.68m)
Window overlooks the rear elevation, double radiator, wood block flooring.

En-Suite Shower Room

Suite comprising walk in shower with chrome controls and chrome showerhead, wc with low level flush, chrome heated towel rail. pedestal mounted wash hand basin with tiled splashback, obscured glass window overlooks the rear elevation.

Kitchen/Breakfast Room

16'8 x 10'5 (5.08m x 3.18m)
Windows overlooking the front, side and rear elevations. Patio doors opening onto the rear garden. A double radiator, stunning kitchen comprising a range of base and wall units with granite worktops, American style fridge/freezer, Range cooker with gas hob, three ovens and grill, extractor canopy with light and glass splashback, inset one and half bowl sink unit with mixer tap, built in dishwasher, breakfast bar with seating area, concealed lighting, tiled splashbacks.

Utility Room

Boiler cupboard housing the pressurized hot water cylinder, plumbing for washing machine, window overlooks the front elevation.

First Floor Landing

Windows to the side elevation, built in linen cupboards, access to roof space

Master Suite

27'2 x 11'3 (8.28m x 3.43m)
Windows to the front, side and rear elevations overlooking the adjoining countryside, double radiator.

En-Suite Bathroom

Comprising panelled bath with hand/shower attachment, wc with low level flush, wall mounted wash hand basin with tiled splashback and vanity unit beneath, window to the side elevation, chrome heated towel rail, glass shower screen, electric shaver point.

Dressing Room

7'5 x 6'5 (2.26m x 1.96m)
Double radiator.

Bedroom Two

12'7 x 12'5 (3.84m x 3.78m)
Window overlooks the rear elevation with views over the adjoining countryside, double radiator, wood flooring.

Bedroom Three

12'4 x 14'6 (3.76m x 4.42m)
Window to the front elevation, double radiator, stunning cast iron Victorian fireplace with tiled insert and iron grate, fitted wardrobe cupboards.

Bathroom

Luxury bathroom suite comprising free standing roll top bath with chrome feet and ornate hand/shower attachment, wc with low level flush, pedestal mounted wash hand basin, roll top radiator complete with chrome heated towel rail, half height wall panelling, window to the rear elevation overlooking the adjoining countryside.

Outside

Front Garden

Beautiful arranged with well kept shrub beds and post and rail fencing, gravelled drive offering parking for multiple vehicles. Also benefiting from an outside tap and two double power sockets.

Rear Garden

Mainly laid to lawn, private and secluded, backing onto adjoining farm and countryside, timber framed workshop, timber framed log store, enclosed with hedging and fencing to all sides, rockery area. Also benefiting from an outside tap and double power socket.

Timber Framed Workshop

16' x 20' (4.88m x 6.10m)
With power and light, electric heater, window to the front elevation, personal door to side.

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.

COUNCIL TAX BAND E



GROUND FLOOR
939 sq.ft. (87.2 sq.m.) approx.



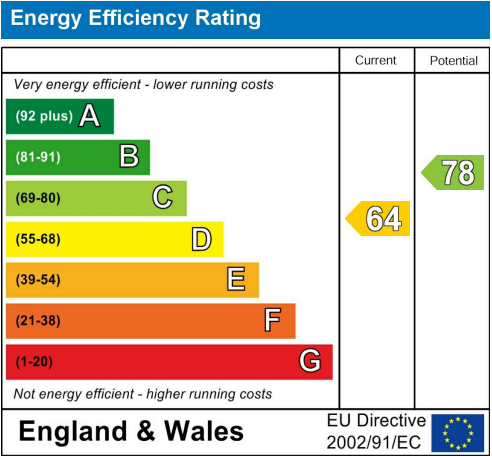
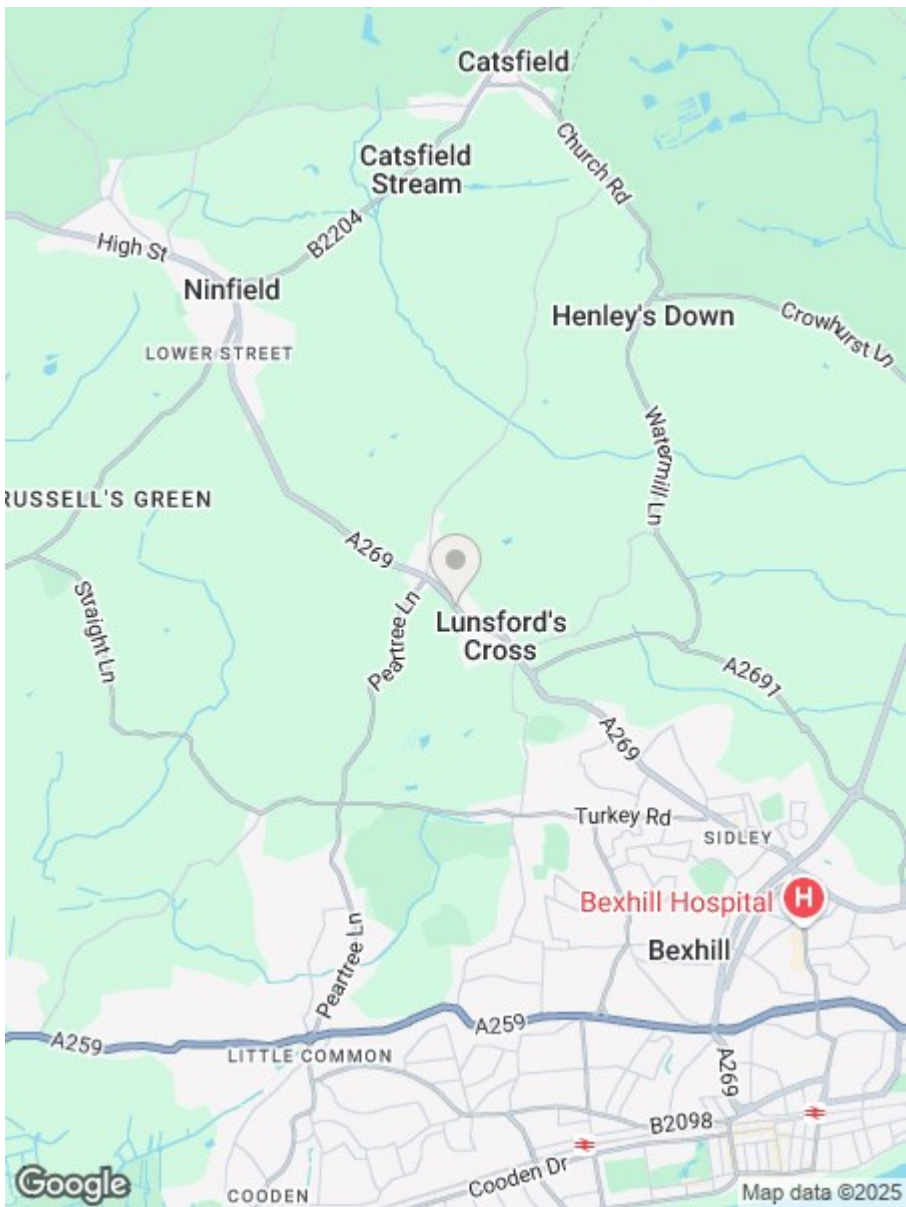
1ST FLOOR
826 sq.ft. (76.7 sq.m.) approx.



TOTAL FLOOR AREA : 1765 sq.ft. (164.0 sq.m.) approx.

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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