

**RUSH  
WITT &  
WILSON**



**26 Thorne Crescent, Bexhill-On-Sea, East Sussex TN39 5JH**  
**£775,000**

**A substantial detached house, situated on this approx. 0.44 acre plot, located in a highly sought after residential location of Bexhill. Offering bright and spacious accommodation throughout, the property comprises, large dual aspect living room, dining room, modern fitted kitchen, utility room, downstairs shower room, five double bedrooms, with main benefitting from ensuite and separate family bathroom. Externally, the property boasts off road parking for multiple vehicles, extended off road parking to the side and extensive, well maintained rear garden.**

**\*DETACHED ANNEXE\***

**A three bedroom detached annexe comprising modern kitchen/breakfast room, living room, large hallway and modern shower room. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout.**





**Entrance Hallway**

With stairs leading to the first floor, window to the front elevation, radiator, understairs storage cupboard.

**Downstairs Shower Room**

Suite comprising wc with low level flush, wash hand basin with mixer tap and walk-in shower cubicle and wall mounted shower controls, chrome shower attachment, chrome shower head, chrome heated towel rail.

**Living Room**

23'3 x 17'7 (7.09m x 5.36m )  
Dual aspect with double glazed windows to the front and rear elevations, double glazed French doors giving access onto the rear garden, two radiators.

**Kitchen**

14'11 x 10'6 (4.55m x 3.20m )  
Modern fitted kitchen with a range of matching wall and base level units with granite straight edge worktop surfaces, one and a half bowl sink with drainer and mixer tap, integrated double oven, four ring gas hob and extractor canopy above, integral microwave, integrated built-in wine cooler, integrated fridge/freezer, integrated dishwasher. Window to the front elevation.

**Utility Room**

14'6 x 6'6 (4.42m x 1.98m)  
Windows to the side elevation, door to the rear porch, storage cupboard with fitted shelving, space and plumbing for washing machine and tumble dryer, space for additional freestanding fridge and freezer.

**Outer Porch**

Door leading to the rear garden.

**Reception Room**

19' x 12'9 (5.79m x 3.89m)  
Double glazed bay window to the rear elevation overlooking the rear garden, double radiator, feature window seating, double glazed glass panelled door giving access onto the rear garden.

**Dining Room**

15'2 x 12'11 (4.62m x 3.94m)  
Double glazed bay window and double glazed French doors giving access onto the rear garden, radiator.

**First Floor**

**Landing**

Window to the front elevation, access to loft space via loft hatch, eaves storage space.

**Bedroom One**

12'9 x 12'5 (3.89m x 3.78m )  
Double glazed window to the rear elevation overlooking the rear garden, double radiator, built-in wardrobe cupboards with hanging space, shelving and additional drawer space.

**En-Suite**

Modern suite comprising wc with low level flush, vanity unit with wash hand basin and mixer tap, walk-in shower cubicle with wall mounted shower controls and shower attachment and additional rain effect shower head. Heated towel rail, tiled walls, recess ceiling spotlights and obscure double glazed window to the rear elevation.

**Bedroom Two**

17'4 x 9'10 (5.28m x 3.00m )  
Double glazed windows and doors overlooking the rear garden providing access onto the sun balcony, double radiator, built-in wardrobe cupboards.

**Sun Balcony**

With stunning views across the rear garden and adjoining fields.

**Bedroom Three**

12' x 10'9 (3.66m x 3.28m)  
Window to the front elevation, radiator, eaves storage space.

**Bedroom Four**

11'5 x 10'10 (3.48m x 3.30m)  
Windows to the rear elevation, radiator.

**Bedroom Five**

11'3 x 9'9 (3.43m x 2.97m)  
Radiator, double glazed window to the front elevation.

**Family Bathroom**

Suite comprising wc with low level flush, pedestal mounted wash hand basin with hot and cold tap, panelled bath with chrome mixer tap with additional hand chrome attachment, radiator, obscure double glazed window to the front elevation.

**Outside**

**Front Garden**

Gated driveway providing off road parking for multiple vehicles.

**Rear Garden**

Extensive in size and is separated into different segments with patio area providing space for alfresco dining, outside brick built barbecue and is enclosed to all sides offering privacy and seclusion.

**Detached Annexe**

**Entrance Hallway**

Window to the side elevation, large storage cupboard.

**Living Room**

18'5 x 14'2 (5.61m x 4.32m)  
Double glazed French doors giving access onto a side patio, double radiator.

**Kitchen/Breakfast Room**

14'9 x 9'8 (4.50m x 2.95m)  
Modern fitted kitchen with a range of matching wall and base level units with laminate straight edge worktop surfaces, one and a half bowl sink with drainer and mixer tap, space and plumbing for washing machine and tumble dryer, space for freestanding cooker, space for freestanding fridge and freezer, double glazed window to the side elevation, double radiator.

**Bedroom One**

14'1 x 11'6 (4.29m x 3.51m)  
Double glazed window to the rear elevation, double radiator.

**Bedroom Two**

11'10 x 7'4 (3.61m x 2.24m)  
Double glazed window to the rear elevation.

**Bedroom Three**

9'6 x 7'5 (2.90m x 2.26m)  
Double glazed window to the rear elevation, radiator.

**Bathroom**

Modern suite comprising wc with low level flush, pedestal mounted wash hand basin with mixer tap and large walk-in shower cubicle with wall mounted shower controls, shower attachment and additional rain effect showerhead. Radiator, tiled floor, obscured glass panelled window to the front elevation.

**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 – D

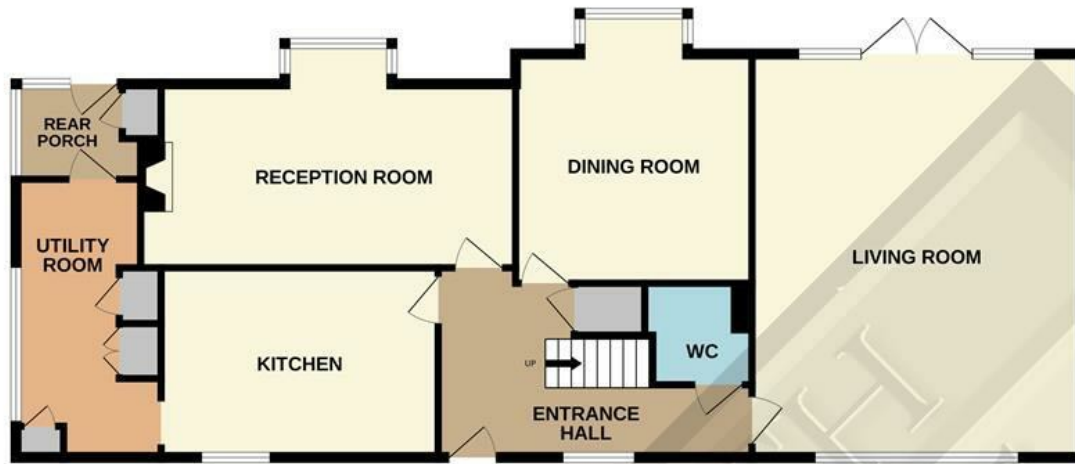
A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.





GROUND FLOOR  
1210 sq.ft. (112.4 sq.m.) approx.



ANNEX  
897 sq.ft. (83.3 sq.m.) approx.



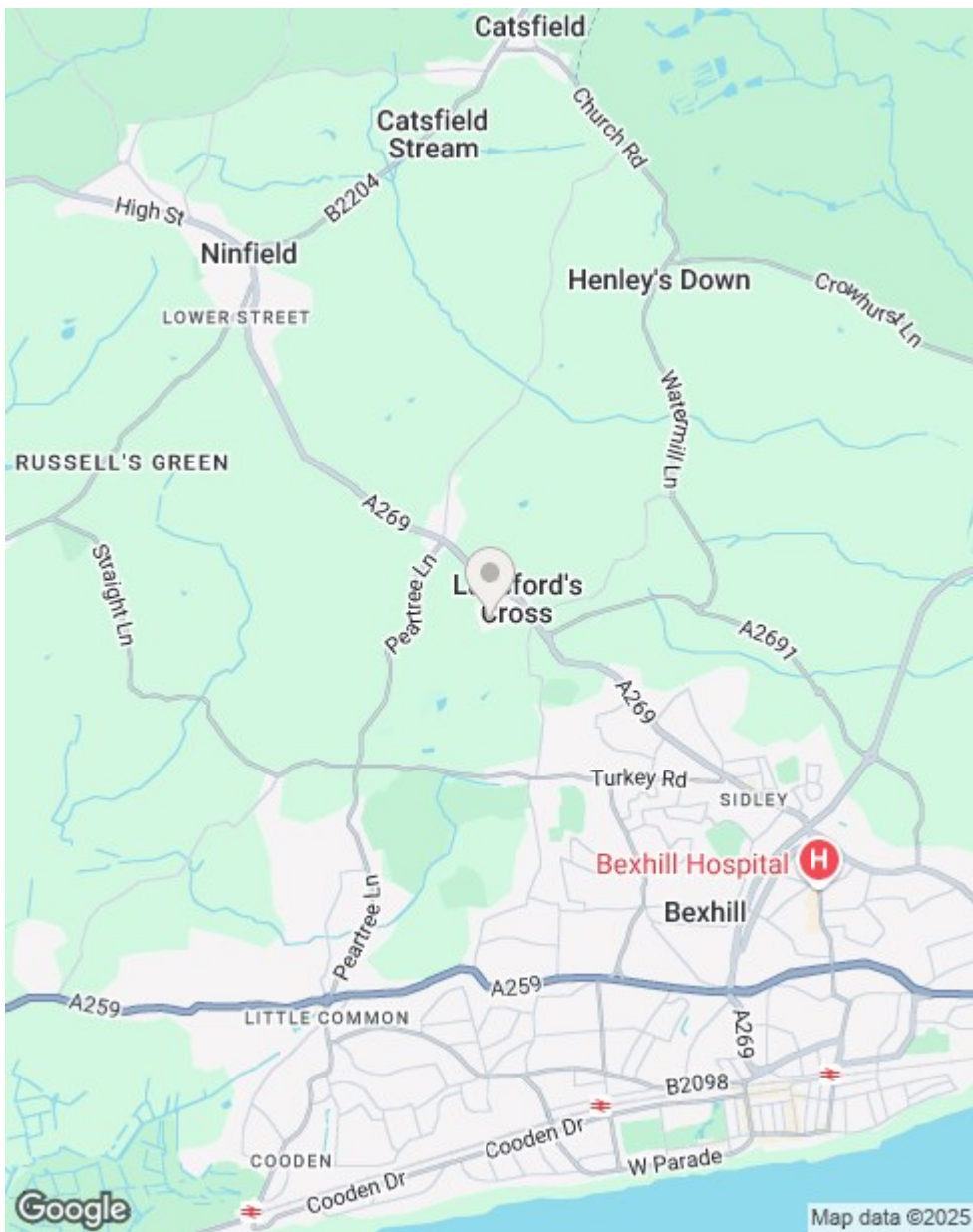
1ST FLOOR  
1027 sq.ft. (95.4 sq.m.) approx.



TOTAL FLOOR AREA : 3133 sq.ft. (291.1 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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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC



### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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