6, Lunsford Manor Ninfield Road, Bexhill-On-Sea, East Sussex TN39 5JJ
£285,000

A stunning, very special two bedroom ground floor apartment forming part of the beautiful Lunsford Manor House, with its own double garage, two double bedrooms, a stunning living room, formally the snooker room with exposed joinery, dining room, original herringbone flooring, original leaded windows, some double glazing, private entrance, modern kitchen and bathroom with separate cloakroom, night storage heating, off road parking, set in truly majestic communal gardens and woodland, share of freehold. Viewing comes highly recommended by RWW sole agents.

Entrance Porch
With windows to the front and side elevations, entrance door.

Entrance Hallway
With window to the side elevation, built in cloaks cupboards, airing cupboard, terracotta floor tiling.

Living Room
24'5 x 18'1 (7.44m x 5.51m)
Triple aspect with windows to the front and side elevations, brick 1950's style open fireplace, herringbone flooring, half height wood panelling, three night storage heaters.

Dining Room
18'3 x 12'5 (5.56m x 3.78m)
Two windows to the side elevation, brick fireplace with ornate surround and mantle, window seats, herringbone flooring, exposed joinery, night storage heater, formerly the gentleman's smoking room.

Kitchen
10'4 x 8'3 (3.15m x 2.51m)
Window to the rear elevation, modern fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, single drainer sink unit with mixer tap, space for washing machine, integrated oven and grill with induction hob, fridge/freezer, tiled floor, tiled splashbacks.

Bedroom One
18'3 x 15'9 (5.56m x 4.80m)
Beautiful bay window to the front elevation with French doors leading out onto the stunning gardens, herringbone flooring, built in wardrobe cupboards, dressing table, night storage heater.

Bedroom Two
10'2 x 11'5 (3.10m x 3.48m)
Window to the rear elevation, fitted wardrobe cupboard, dressing table, exposed floorboards.

Bathroom
Modern suite comprising shower/bath with hand shower attachment, shaver socket, wall heater, fixings and chrome controls, inset wash hand basin with vanity unit drawers towel shelving to the side, part tiled floor and tiled walls, shaver socket and wall heater, obscured glass windows to rear elevation.

Separate WC
WC with low level flush, wall mounted wash hand basin with vanity unit, half height wall tiling, tiled floor, obscured glass window to the rear elevation.

Outside

Gardens
Externally the Manor house is set within mature and well established gardens and grounds. Beautiful lawns, woodland walks, country gardens.

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
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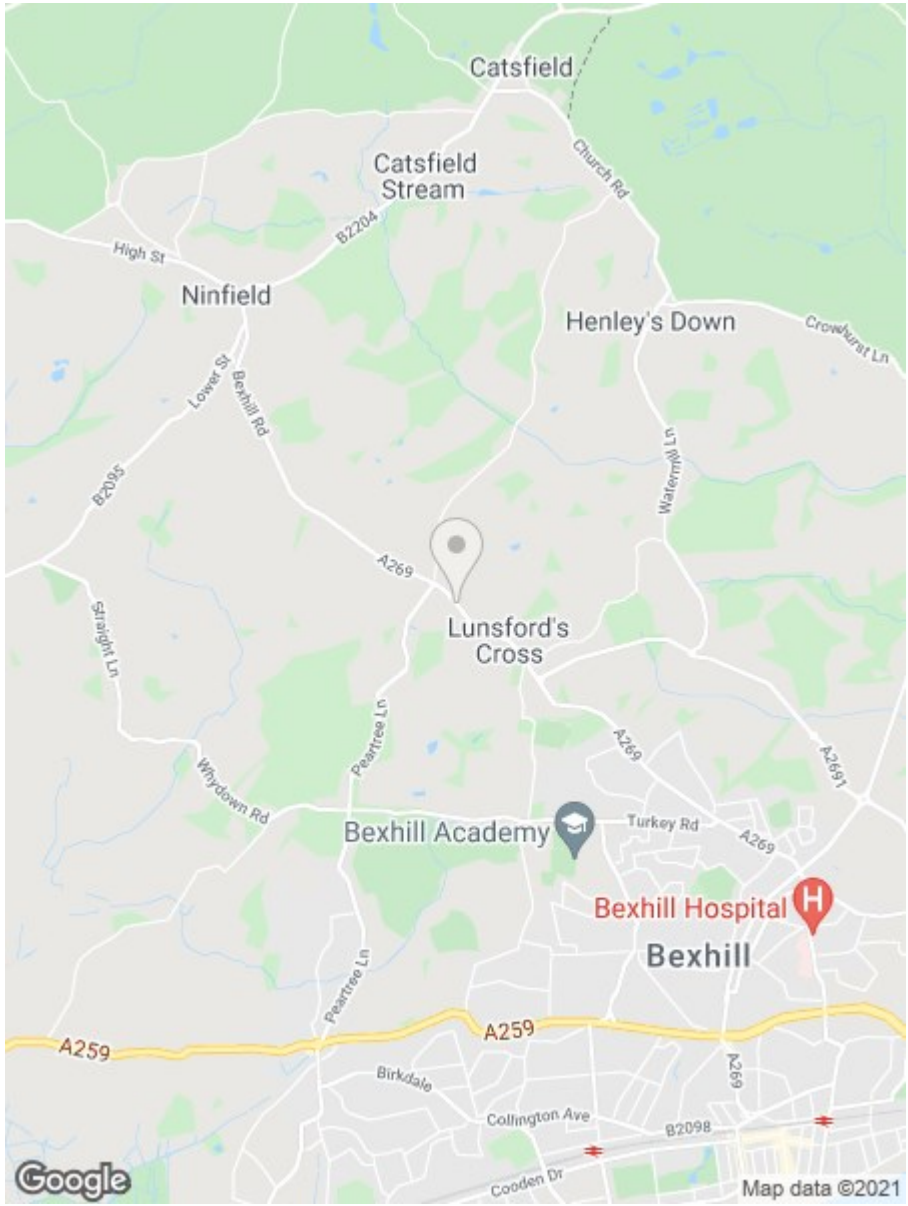
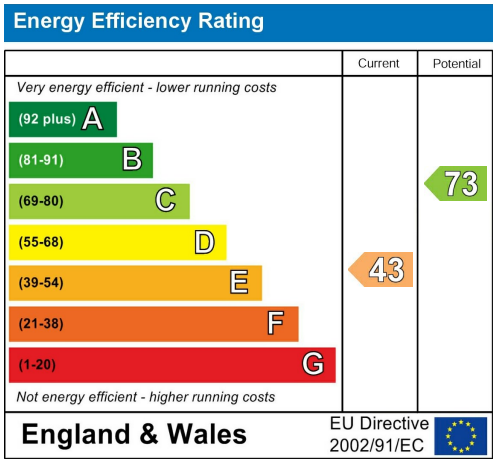
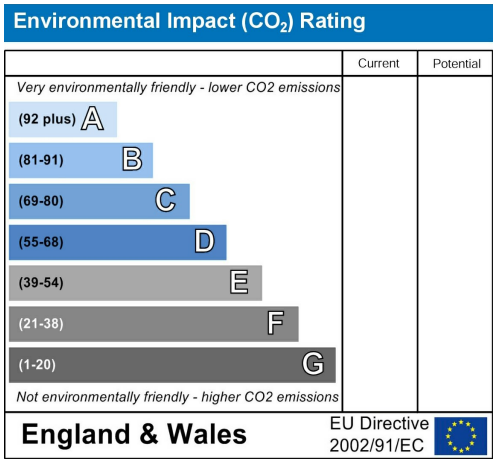
Floor Plan

Porch
Bathroom
WC
Hallway
HWC
Kitchen
Bedroom 2
Dining Area
Lounge
Bedroom 1







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