

**RUSH  
WITT &  
WILSON**



**6 Lunsford Manor Ninfield Road, Bexhill-On-Sea, East Sussex TN39 5JJ**  
**£395,000**

**\*Viewing Ready! Stunning Fully Refurbished Ground Floor Country Residence! CALL RUSH & WILSON TODAY TO BOOK A VIEWING!\* A very special two bedroom ground floor apartment forming part of the beautiful Lunsford Manor House, with two double bedrooms, a stunning living room, formally the snooker room with exposed joinery, dining room, new flooring, brand new upvc windows and doors, private entrance, brand new fully fitted kitchen with appliances and bathroom with separate cloakroom, brand new modern eco electric heating, off road parking, set in truly majestic communal gardens and woodland approx. 2.70 acres in total, share of freehold. Viewing comes highly recommended by RWW sole agents. Council Tax Band D.**



### **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, modern electric radiator.

### **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, two modern electric storage heaters 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, modern storage heater, formerly the gentleman's smoking room.

### **Brand New Kitchen**

10'4 x 8'3 (3.15m x 2.51m)

Window to the rear elevation, brand new kitchen with base and wall units, induction hob, built in oven and grill, integrated dishwasher, washing/ dryer machine, modern wall mounted electric radiator, tiled splashback.

### **Utility Room**

Brand New comprising base units with laminate straight edge worktop, single drainer sink unit, plumbing for washing machine and tumble dryer.

### **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, modern electric storage heater.

### **Bedroom Two**

10'2 x 11'5 (3.10m x 3.48m)

Window to the rear elevation, modern electric radiator.

### **Bathroom**

Brand new suite comprising shower bath with hand/shower attachment and shower screen, wash hand basin with vanity

unit, drawers and shelving to the side, wall mounted medicine cabinet with mirror, partly tiled walls, tiled floor, wall mounted electric heater towel rail.

### **Separate WC**

Brand new suite comprising WC with low level flush, wall mounted wash hand basin with vanity unit beneath , wall mounted chrome heated electric towel rail, 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. Approx. 2.70 acres in total. Hidden in the gardens is a private area to erect your very own dream summer house, the base has already been laid!

#### **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

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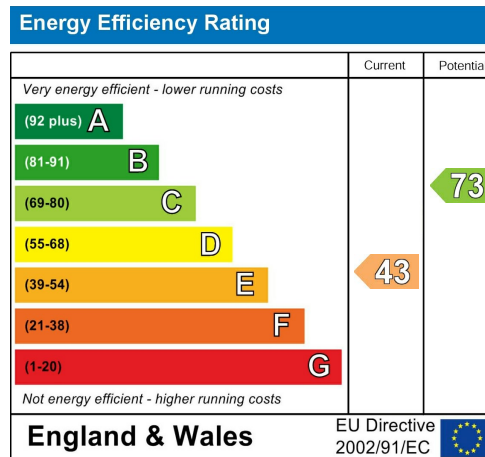
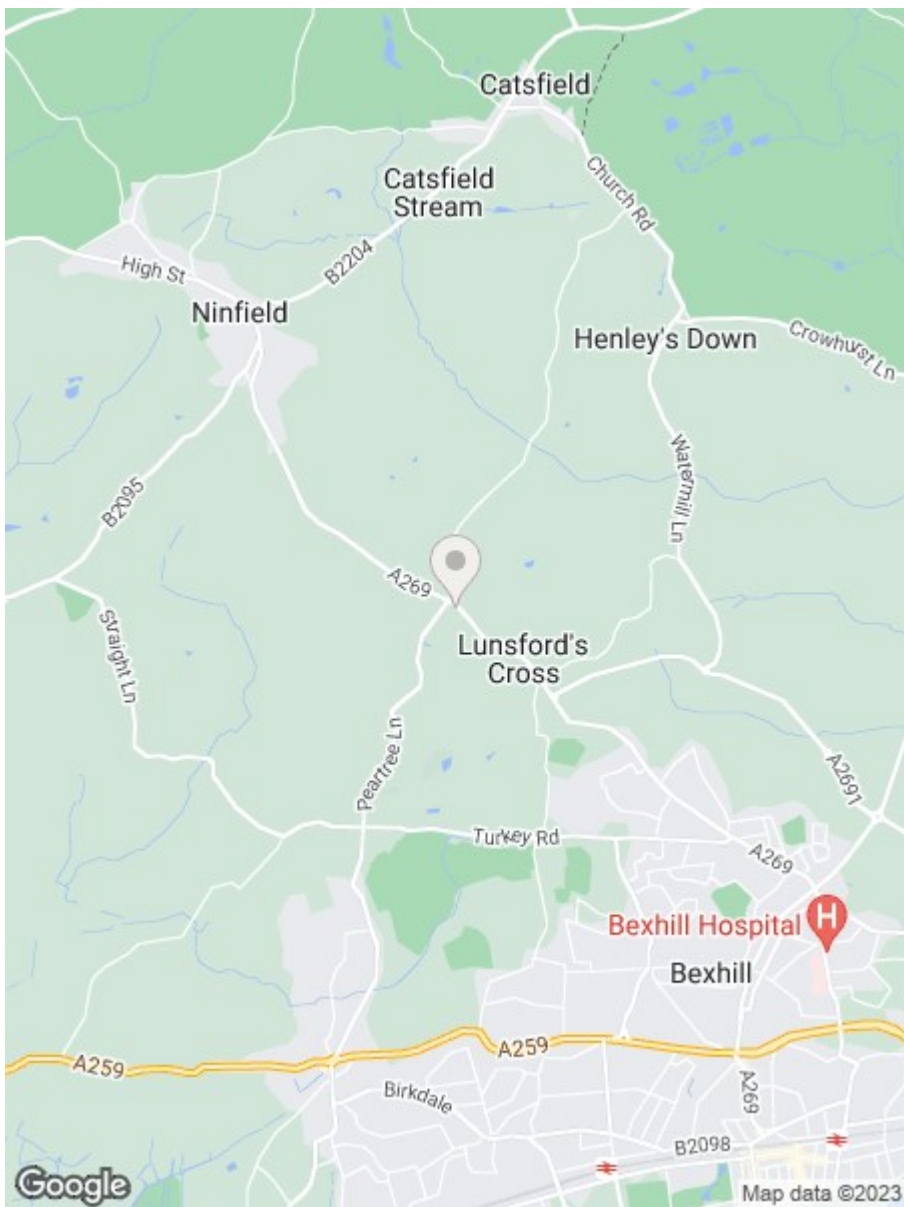


GROUND FLOOR  
1437 sq.ft. (133.5 sq.m.) approx.



TOTAL FLOOR AREA : 1437 sq.ft. (133.5 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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