

**RUSH  
WITT &  
WILSON**



**Lunsford Cross Ninfield Road, Bexhill-On-Sea, Sussex TN39 5JP  
£279,000**

**A rare opportunity to acquire this charming character two bedroom semi detached cottage ideally located in the sought after area of Lunsford Cross. The property comprises lounge with wood burning stove, large dining room, kitchen/breakfast room, conservatory, two double bedrooms, ground floor bathroom and cellar. Externally, the property offers extensive gardens to three sides of the property, driveway providing off road parking for multiple vehicles and a detached garage currently used as stables. Viewing comes highly recommended by Rush Witt & Wilson to appreciate this beautiful character cottage in this popular location.**



### **Entrance Hallway**

Obscured glass panelled timber front door leading to entrance hall with front aspect double glazed window, stairs leading to first floor, one radiator.

### **Lounge**

13'1" x 11'11" (4 x 3.65)

Double glazed bespoke joinery windows to the front elevation, electric storage heater, inset fireplace with wood burning stove, exposed timber ceiling beams.

### **Dining Room/ Second Reception Room**

16'9" x 10'8" (5.13 x 3.26)

Internal double glazed window and double glazed door leading through to the conservatory/sun room, electric storage heater, stone fireplace with open fire, internal door leading through to kitchen, door giving access down to cellar, fitted storage cupboards with shelving, airing cupboard housing the hot water cylinder with slatted shelving, exposed timber ceiling beams.

### **Conservatory/Sun Room**

8'0" x 6'10" (2.44 x 2.10)

Double glazed windows to three sides, double glazed door giving access onto the rear garden, tiled floor.

### **Kitchen**

11'1" x 9'10" (3.40 x 3)

Double aspect, double glazed windows to the rear and side elevations, fitted storage cupboard, fitted kitchen with a range of matching wall and base level units with laminate straight edge worktop surfaces, composite single sink with drainer and mixer tap, integrated eye level electric double oven and grill, worktop mounted electric hob, space for free standing fridge/freezer, plumbing space for washing machine, plumbing space for dishwasher, additional under counter space for tumble dryer or other utility, pert tiled walls, recessed ceiling spotlights.

### **Ground Floor Bathroom**

Double glazed window to the front elevation, wall mounted bathroom heater, white suite comprising panelled enclosed bath with wall mounted electric power shower and shower attachment, pedestal mounted wash hand basin, low level wc, part tiled walls, bathroom light with shaver point.

### **First Floor Landing**

Stairs leading to first floor, first floor landing with large storage cupboard.

### **Bedroom One**

14'5" x 12'5" (4.41 x 3.80)

Double aspect, double glazed windows to the front and rear elevations with far reaching countryside views, electric storage heater, large built in storage cupboard, eaves storage cupboard giving access to the cold water tank.

### **Bedroom Two**

13'5" x 12'4" (4.10 x 3.77)

Single glazed windows with secondary glazing to the front elevation, electric storage heater, large fitted wardrobes with a range of hanging space and shelving, exposed timber ceiling beams, access to loft space that is part boarded.

### **Externals**

#### **Front Garden**

Mainly laid to lawn with extensive mature plant and shrub boarders, driveway providing off road parking for multiple vehicles with gated access leading to the property, the driveway continues though to the rear and side gardens to a detached garage.

#### **Rear And Side Gardens**

Wrap around gardens to the rear and side of the property, south facing patio, 2 timber garden sheds, the rest of the garden has currently been sectioned into animal enclosures with chicken pens, turkey pens ect, garden pond and additional lawned garden to the front of the side with extensive and mature plants, shrubs, hedges and fruit trees throughout.

#### **Detached Garage/Stables**

The detached garage has currently been converted in to stables, providing two stable rooms with timber stable doors, light and power.

#### **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.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
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