



25 Bowling Street

Guide Price £600,000

DOMINIC MURPHY POWERED BY exp TM UK

@ dominic.murphy@exp.uk.com

dominicmurphy.exp.uk.com

01304 746 016



## 25 Bowling Street

Ninepins occupies a delightful situation within a beautiful part of this historic Cinque Port town yet within a short walking distance of the shops, pubs, restaurants, and amenities. This charming four-bedroom unlisted 1930's property in our opinion is an honest home that has almost stayed in its original form since it was built, so it retains some wonderful features throughout.

The property is a well-proportioned family accommodation with the benefit of a beautiful generous size established garden. **On the ground floor** there is an entrance hall and cloakroom/wc with doors into, a quality fitted kitchen to the front with some lovely period features such as the original servants bell box, built in food pantry and dresser. There is also the added benefit of its own entrance door with small hall and a walk in storage cupboard. To the rear is a separate sitting room that overlooks the extensive gardens via the window and French doors. Original sliding doors open into the separate dining room, which when open make for a great entertaining space,

**On the first floor** there is a wide landing area and doors into three double bedrooms (one at the front and 2 at the rear) There is also a family bathroom, that completes this floor.

**The second floor** boasts a further double bedroom that is a very generous size eaves aspect room, running the width of the home, with the added benefit of its own en-suite shower room.

The house has full gas central heating.

**Outside** – The rear garden is mainly laid to lawn with a central path to its rear, boasting a wide range of herbaceous, pretty plants and shrub borders. A majority of the high neighbouring walls and fence line on the left side, conjure up a good feeling of good privacy













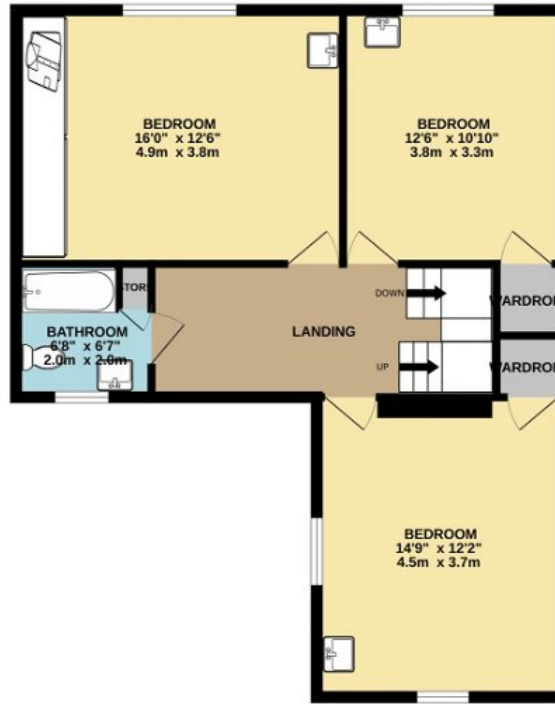




GROUND FLOOR  
681 sq.ft. (63.3 sq.m.) approx.



1ST FLOOR  
686 sq.ft. (63.7 sq.m.) approx.



2ND FLOOR  
349 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 1716 sq.ft. (159.4 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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