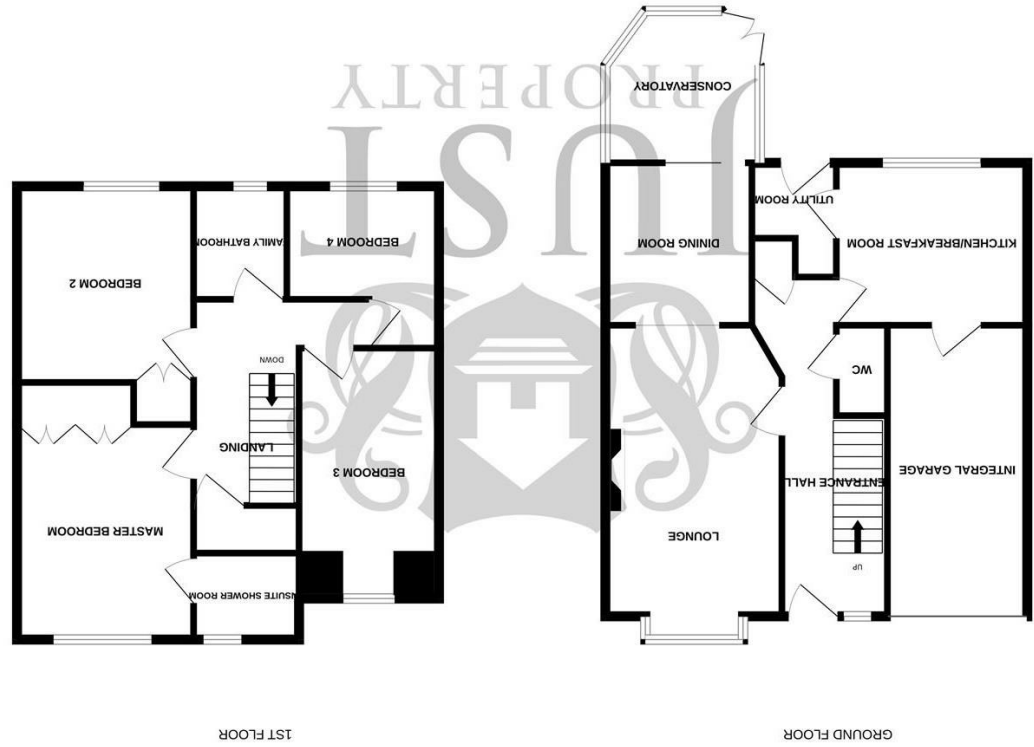


What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any items are approximate and no responsibility is taken for any error, omission or inaccuracy. This plan is illustrative purposes only and should be used as such by prospective purchasers. The service, systems and appliances shown have not been tested and no guarantee, as to their operation or efficiency can be given. Made with Metropix 2024.

England & Wales	
EU Directive 2002/91/EC	
Potential	Current
Very energy efficient - lower running costs	Very energy efficient - lower running costs
A (92 plus)	A (92 plus)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-69)	D (55-69)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)
Not energy efficient - higher running costs	Not energy efficient - higher running costs

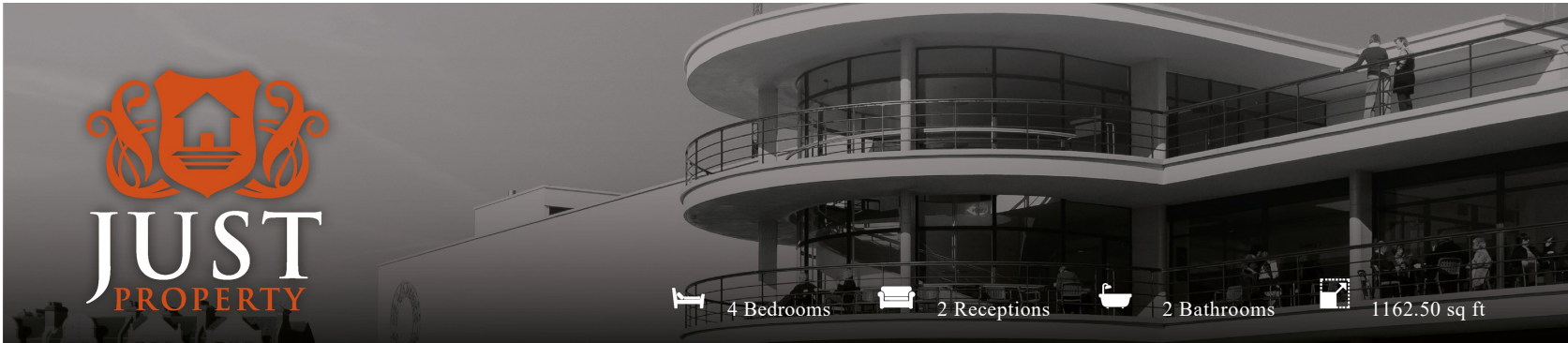
Energy Efficiency Rating: 60 (Current), 77 (Potential)



FLOORPLANS

192a Ninfield Road, Bexhill-On-Sea, TN39 5DA

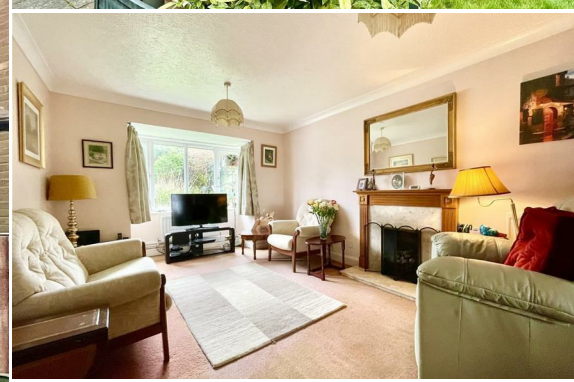
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4 Bedrooms | 2 Receptions | 2 Bathrooms | 1162.50 sq ft

Freehold
£450,000

192a Ninfield Road, Bexhill-On-Sea, TN39 5DA





4 Bedrooms 2 Receptions 2 Bathrooms 1162.50 sq ft

PROPERTY DETAILS

Just Property are delighted to bring to the market this fabulous four bedroom detached home that enjoys outstanding views to the rear from this desirable residential location.

The house has beautifully proportioned accommodation throughout, the property would benefit from a element of cosmetic updating however does offer huge potential. This excellent property also boasts sitting room, dining room, conservatory, fitted kitchen/breakfast room, utility room, cloakroom/wc, family bathroom/wc, en-suite shower room/wc to principal bedroom and entrance hall. There is also direct access into good size integral garage, gas boiler with radiators and double glazing throughout.

To the outside of the property, the front the house is well screened and offers driveway with ample parking leading to the garage area, front garden and side access. To the rear there is a generous rear garden mainly laid to lawn with good sized area of patio as well as large summerhouse and shed.

From this excellent location you are close to local shops and schools, the many amenities of Bexhill town centre including mainline railway station are also within easy reach.

This property would make a superb new home for any new owner therefore Viewing is highly recommended by Just Property, please contact us for further information and arrange access.



ROOM DIMENSIONS

Entrance Hall	Bedroom Two 11'0" x 9'11" (3.36m x 3.03m)
Cloakroom/ WC	Bedroom Three 14'8" x 8'4" (4.49m x 2.56m)
Living Room 17'2" x 10'9" (5.24m x 3.29m)	Bedroom Four 9'8" x 8'3" (2.95m x 2.52m)
Dining Room 9'8" x 8'7" (2.95m x 2.64m)	Family Bathroom/ WC
Conservatory 9'6" x 9'0" (2.90m x 2.76m)	Integral Garage 18'2" x 8'3" (5.56m x 2.52m)
Kitchen 11'3" x 9'7" (3.44m x 2.94m)	Front Garden
Utility Room	Rear Garden
Landing	Decking 9'7" x 7'7" (2.92m x 2.31m)
Master Bedroom 12'9" x 11'0" (3.89m x 3.36m)	
En-Suite Shower/ WC	

FEATURES

- Impressive Detached House
- Four Bedrooms
- Two Reception Rooms
- Integral Garage
- Conservatory
- Views to Rear
- Gas Central Heating
- Easy Reach of Amenities
- Two Bathrooms
- Chain Free

