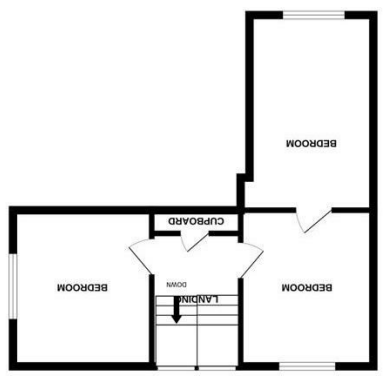
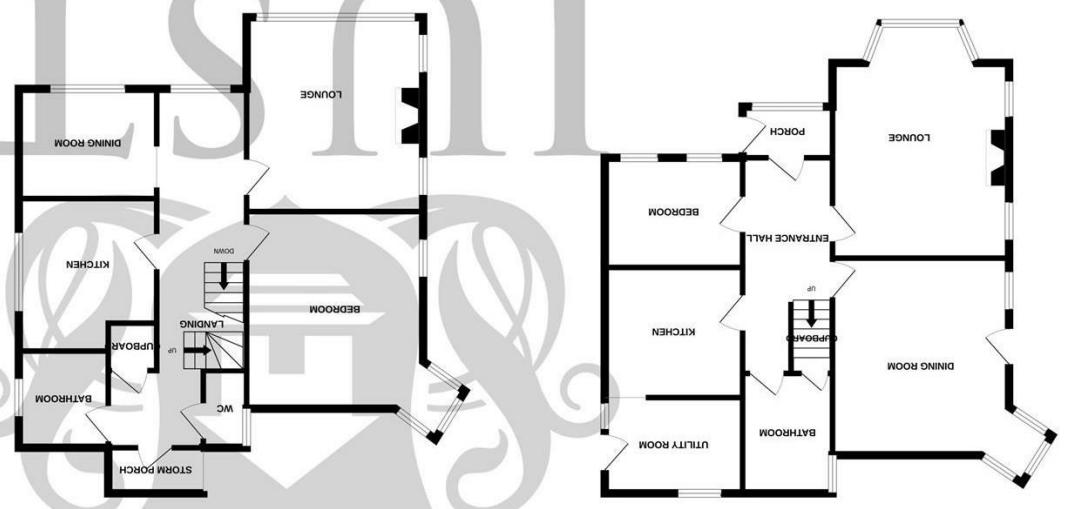


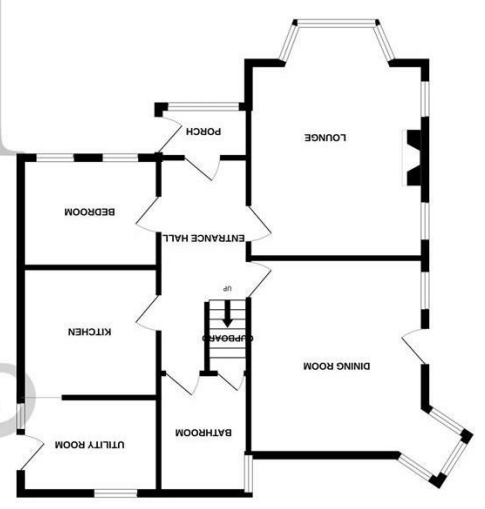
England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	(1-20)
G	(21-30)
F	(31-40)
E	(39-54)
D	(55-60)
C	(61-80)
B	(81-91)
A	(92 plus)
Very energy efficient - lower running costs	
Current	Potential



2ND FLOOR



1ST FLOOR



GROUND FLOOR

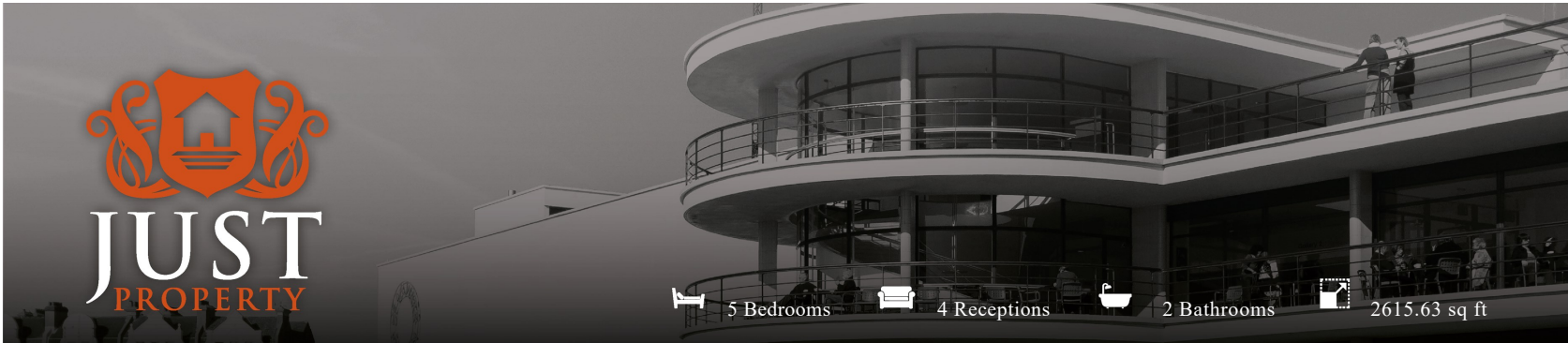
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by 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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FLOORPLANS

191 Ninfield Road, Bexhill-On-Sea, TN39 5DA

www.justproperty.net



5 Bedrooms 4 Receptions 2 Bathrooms 2615.63 sq ft

Freehold
£600,000

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5 Bedrooms 4 Receptions 2 Bathrooms 2615.63 sq ft

PROPERTY DETAILS

"Guide £600,000 - £625,000"

Just Property are delighted to bring to the market "The Ridge" a wonderful and truly substantial period detached home. Ideal for multi generational living and the house is currently arranged as ground floor annex and magnificent maisonette above however the house could easily be arranged as a wonderful five bedroom detached home.

This fabulous property has spacious and flexible accommodation throughout and is accessed via entrance porch into an impressive entrance hall and also boasts lounge, dining room, ground floor kitchen, utility room, bathroom, further first floor kitchen, dining room, lounge with picture window and far reaching views, bathroom, separate wc and spacious landing. The property additionally benefits from gas boiler with radiators and double glazing.

To the outside the property is situated on a generous plot with substantial area of off-road parking and car port, this area would be ideal for those with with a campervan/caravan. There is also a good sized sunny aspect rear garden mainly laid to lawn with areas of decking, barbecue area and plenty of entertaining space. There is also further area of secluded front garden.

From this excellent location you have a wide array of shopping facilities and schools close by. The many amenities of Bexhill town centre including mainline railway station with direct links to London are also within easy reach.

Viewing is highly recommended of this exceptional home therefore please contact Just Property the sole agents for further information and to arrange access.



ROOM DIMENSIONS

Entrance Hallway	Kitchen 10'9 x 10 (3.28m x 3.05m)
Reception One 16'7 x 12'5 (5.05m x 3.78m)	Bedroom 14 x 12'5 (4.27m x 3.78m)
Reception Two 13'9 x 12'5 (4.19m x 3.78m)	Bathroom
Kitchen 9'9 x 7'9 (2.97m x 2.36m)	Second Floor Landing
Utility Room 9'9 x 8'9 (2.97m x 2.67m)	Bedroom 11'2 x 9'4 (3.40m x 2.84m)
Bathroom	Bedroom 10'5 x 6'5 (3.18m x 1.96m)
Bedroom 9'9 x 7'9 (2.97m x 2.36m)	Bedroom 10 x 8'7 (3.05m x 2.62m)
First Floor Landing	Driveway
WC	Car Port
Reception Three 16'7 x 12'5 (5.05m x 3.78m)	Rear Garden
Reception Four 10'7 x 7'9 (3.23m x 2.36m)	Front Garden

FEATURES

- Magnificent & Substantial Period Home
- Five Bedrooms
- Four Reception Rooms
- Currently Arranged with Annexe
- Extensive Off Road Parking
- Good Sized Rear Garden
- Far Reaching Views
- Two Bathrooms
- Close to Shops, Schools and Countryside
- Vendors Suited

