



**3 Bed
Apartment
located in Ninfield Road**



Flat 2 Lunsford Manor
Ninfield Road
Bexhill-On-Sea
TN39 5JJ



Asking Price £375,000

DROP YOUR BAGS AND MOVE IN!! Seaford Properties welcomes you to this beautifully renovated mansion apartment, with high ceilings, bare wooden floors and spacious interiors with an abundance of natural light. This chain free property oozes character and charm. Residents are free to enjoy the extensive communal grounds. The property also benefits from a garage and communal parking.

This three-bedroom mansion apartment is in an idyllic location and offers ample room for comfortable living. Entering through our own entrance into a stairwell with a welcoming lobby (including a spacious under-stairs storage area).

The utility / cloakroom room features a tiled floor, sink, high level W.C., window and plumbing ready for a washing machine. The stunning double aspect living room boasts original exposed floorboards, decorative picture rails, detailed coving, two curved windows overlooking the garden, and a feature fireplace, with an additional sash style window on the side enhancing the natural light.

The first bedroom has lovely garden views, sash style window, decorative coving and exposed floorboards.

The larger second bedroom features a fireplace, original exposed floorboards and a side aspect sash style window.

The bathroom, accessible via the second landing, comprises roll-top bath with central mixer tap and hand held shower attachment, walk-in shower with a rainfall head, stainless steel towel rail, low level W.C., part tiled walls and a window with extractor.

The kitchen is well-appointed with matching wall and base units, wooden countertops with integrated oven, hob and double butler style sink with brass taps. Space for a fridge/freezer.

The second bedroom enjoys original exposed floorboards, window overlooking the garden, a feature fireplace, and ample storage cupboards.

Outside/Garden

We are informed that the property has a communal garden with each apartment having its own allocated section and the opportunity to have your section of the garden and subject to planning an office. Others have vegetable patches and summer houses the choice is yours.

The garage adds convenience and security, making it easy to lock up and leave.





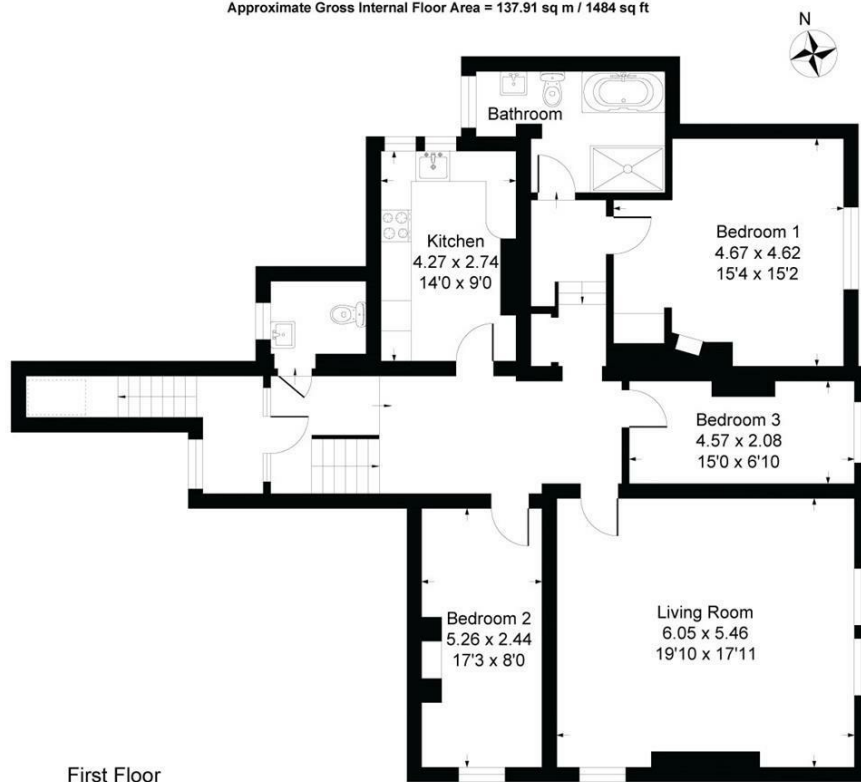


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Approximate Gross Internal Floor Area = 137.91 sq m / 1484 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Share of freehold

999 years from 2018

Management fees are split on a percentage basis

Council Tax Band D

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