



Ninfield Road, Bexhill-On-Sea TN39 5BB



welcome to

Ninfield Road, Bexhill-On-Sea

New to the market is this ideal TWO BEDROOM GROUND FLOOR APARTMENT perched in a prime location, close to many highly rated schools, local shops along the High Street and direct bus routes. Briefly boasting of two bedrooms, open lounge / diner, private rear garden and entrance!



Living Room

20' 11" extending to x 14' 8"

(6.38m extending to x 4.47m)

Featuring a double-glazed window to the front aspect, radiator, powerpoints, TV point and a newly fitted front door.

Kitchen / Dining

11' 8" x 10' (3.56m x 3.05m)

Featuring a range of matching wall and base units, inset single sink & drainer unit, plumbing for a washing machine and dishwasher, gas cooker with four ring hob unit and extractor fan above, double-glazed door leading into the garden and separate doorway leading to the shower room.

Bedroom One

18' 5" x 10' 6" (5.61m x 3.20m)

Comprising a double-glazed window to the rear aspect, step-tiered level flooring, radiator, powerpoints and carpeted throughout.

Bedroom Two

10' 5" x 7' 1" (3.17m x 2.16m)

Comprising a double-glazed window to the side aspect, radiator below, powerpoints and carpet throughout.

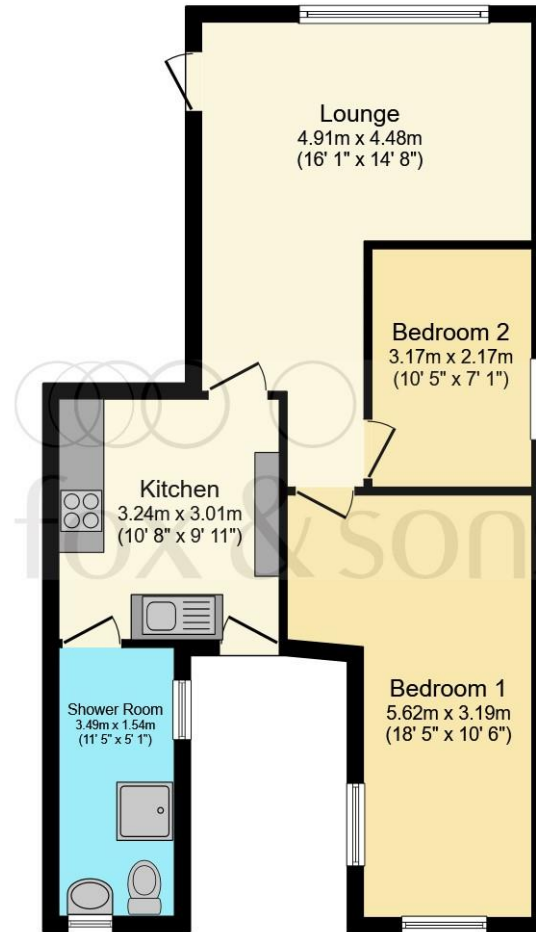
Shower Room

11' 5" x 5' 1" (3.48m x 1.55m)

A matching effect suite featuring frosted opaque double-glazed windows to the rear aspect, pedestal wash hand basin, low-level WC, walk-in shower cubicle with both power shower attachments and rainfall shower head, wall mounted boiler and additional storage space.

Private Rear Garden

A tiered, low-maintenance garden featuring patio space and areas laid to lawn, garden shed and greenhouse, flowerbeds and mature shrubbery.



Total floor area 56.2 m² (605 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Ninfield Road, Bexhill-On-Sea

- GROUND FLOOR APARTMENT
- PRIVATE ENTRANCE & REAR GARDEN
- SERVICE CHARGE ON AN AS & WHEN BASIS
- 50% SHARE IN THE FREEHOLD
- IN THE CENTRE OF LOCAL SHOPS, CAFE'S & SCHOOLS

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Sep 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BOS112232 - 0004

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