



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.

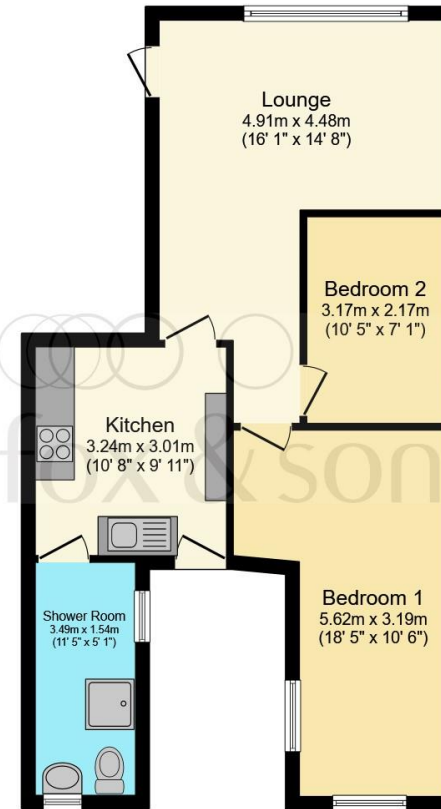
Shower Room

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



view this property online fox-and-sons.co.uk/Property/BOS112232



welcome to

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.

£190,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/BOS112232



Property Ref:
BOS112232 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01424 224243



BexhillonSea@fox-and-sons.co.uk



1 Devonshire Square, BEXHILL-ON-SEA, East
Sussex, TN40 1AB



fox-and-sons.co.uk