



Ninfield Road, Bexhill-On-Sea TN39 5BB

welcome to

Ninfield Road, Bexhill-On-Sea

Fox & Sons are delighted to present to the market this TWO BEDROOM SEMI-DETACHED HOUSE ideally located close to Bexhill Hospital, local shops and amenities. The property compromises two spacious bedrooms, family bathroom, kitchen, separate living & dining areas and a huge potential for investment!



Entrance Hall

Access to living room & stairs rising to the first-floor.

Living Room

10' 8" x 10' 5" (3.25m x 3.17m)

Radiator, window to the front-aspect, powerpoints and TV point.

Dining Room

16' 3" x 9' 2" (4.95m x 2.79m)

Powerpoints, radiator and TV point.

Kitchen

7' 3" x 8' 8" (2.21m x 2.64m)

Door to rear garden & separate courtyard.

Bedroom One

10' 7" x 10' 4" (3.23m x 3.15m)

Window to the rear-aspect, radiator and powerpoints.

Bedroom Two

9' 2" x 11' 5" (2.79m x 3.48m)

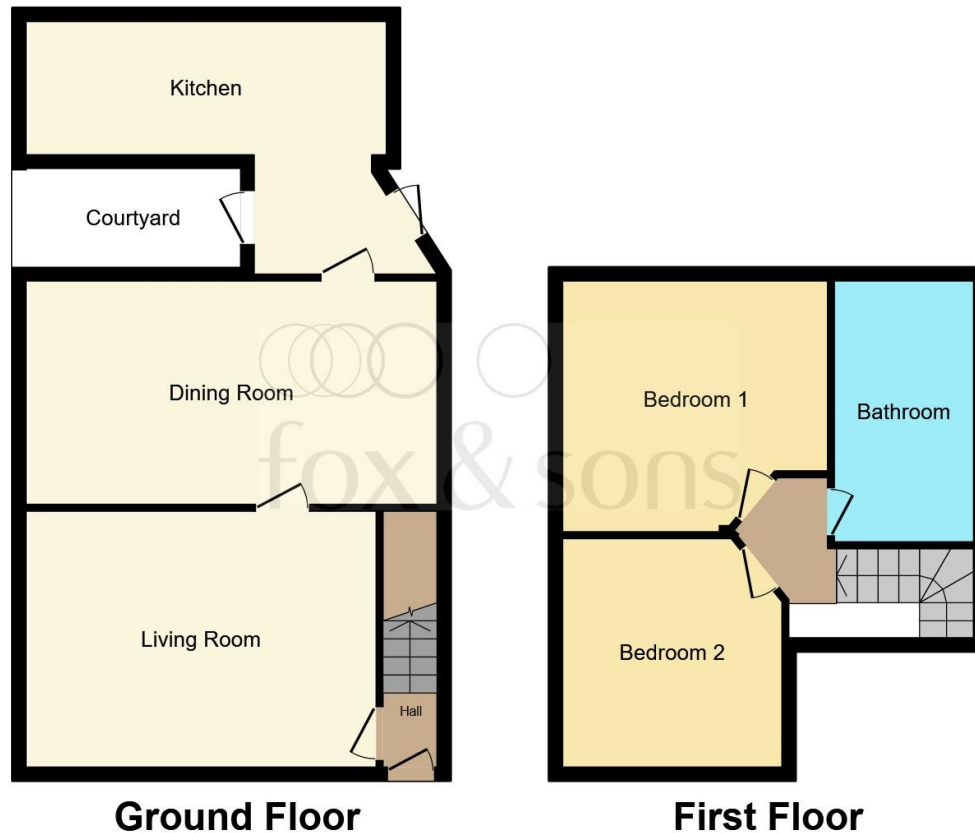
Window to the front-aspect radiator and powerpoints.

Bathroom

Pannelled bath, low-level WC, pedestal wash hand basin and window to the rear-aspect.

Courtyard / Garden

North facing with lawn, mature shrubbery and trees.



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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welcome to

Ninfield Road, Bexhill-On-Sea

- Two Bedroom Semi-Detached House
- Extensive Opportunity for Improvement, Renovation and Revenue
- Courtyard & Rear Garden
- Close to Bexhill Hospital, Local Shops and Amenities
- EPC: D

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BOS112603 - 0005

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.

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