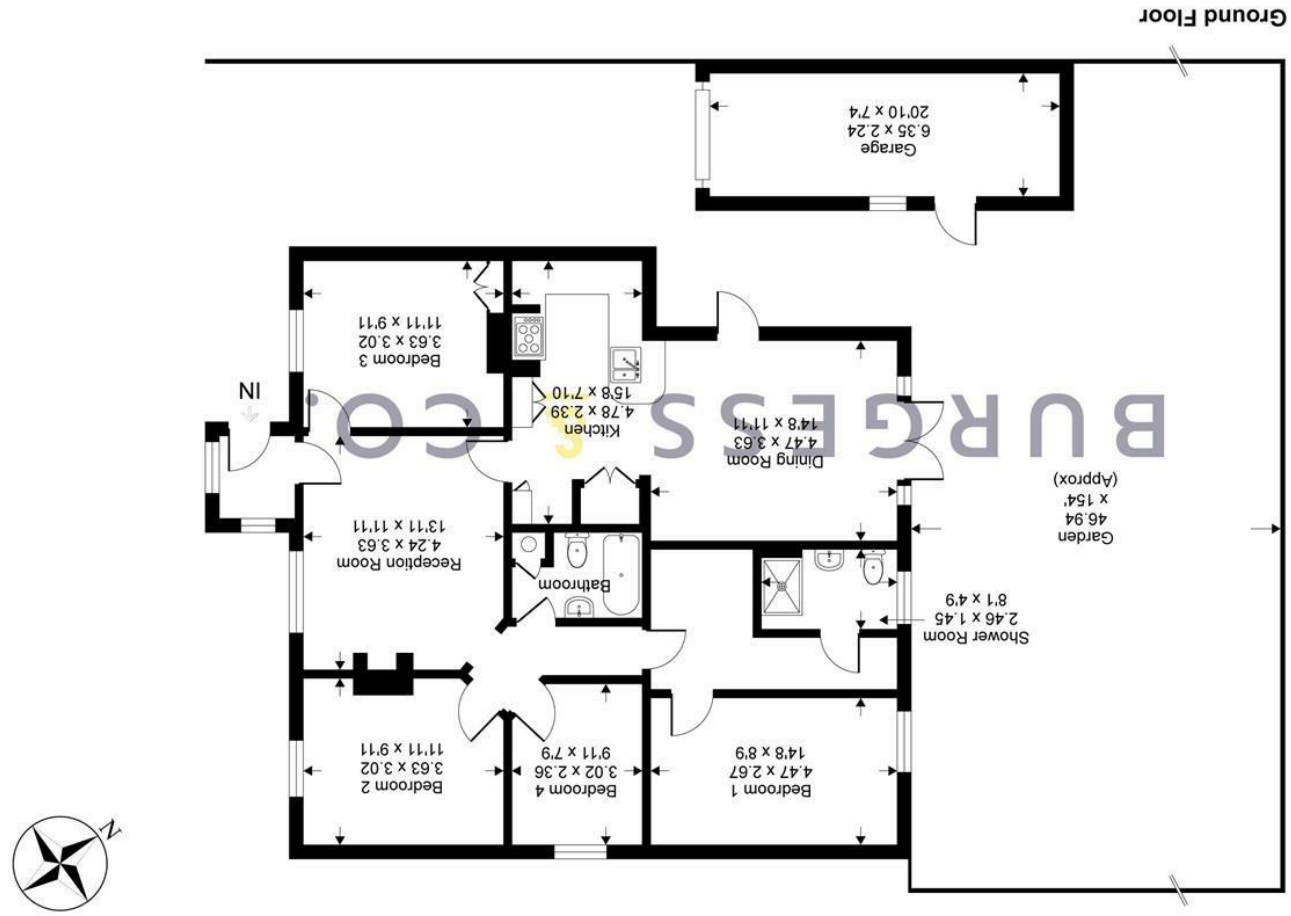




This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and I/Ms where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Cobwebs, TN33
Approximate Gross Internal Area = 109.6 sq m / 1180 sq ft (excludes garage)

BURGESS & CO. Cobwebs, The Green, Ninfield, TN33 9JE
01424 222255

Guide Price
£450,000 Freehold



01424 222255

****GUIDE PRICE OF £450,000 - £475,000**** Burgess & Co are delighted to bring to the market this opportunity to acquire a four bedroom detached bungalow positioned on a large plot and situated within the heart of Ninfield village which is within the Claverham school catchment area and within close driving distance to Bexhill town centre with its array of amenities and beautiful seafront/beaches. The property offers deceptively spacious and well presented accommodation throughout, comprising entrance hall, lounge with wood burner, open plan kitchen/diner, main bedroom, three further bedrooms, modern bathroom/w.c and a shower room. Additional benefits include oil fired central heating, double glazed windows and doors, block paved driveway and a particular feature of the property are the superb gardens which back onto open countryside. An internal inspection is highly recommended by vendors sole agents.

Entrance Porch

Being brick built with timber ceiling, two double glazed windows, wooden door to

Lounge

13'11 x 11'11
With burning stove, slabbed hearth & driftwood mantel, radiator, double glazed leaded light window to the front. Door to

Bedroom Three

11'11 x 9'11
With radiator, feature fireplace with cast iron fire, fitted wardrobe cupboard, double glazed leaded light window to the front.

Kitchen

15'8 x 7'10
Comprising matching range of wall & base units, worksurface with inset stainless steel sink & mixer tap, splashback, Stoves electric hob with AEG extractor hood, Range Master free standing cooker in alcove, space for fridge, space for American fridge/freezer, breakfast bar, tiled floor. Opening to

Dining Room

14'8 x 11'11
With space for table & chairs, double glazed door to the side, double glazed leaded light double doors to the rear

Inner Hall

Bedroom Two

11'11 x 9'11
With radiator, feature fireplace with cast iron fire, double glazed leaded light window to the front.

Bedroom Four

9'11 x 7'9
With currently used as an office, radiator, access to loft, double glazed frosted window to the side.

Bathroom

Comprising white suite with bath, shower attachment & shower screen, pedestal wash hand basin with mixer tap, low level w.c, fully tiled walls & floor, ceiling spotlights, extractor fan, airing cupboard, radiator.

Internal Hall

Ideal office space

Bedroom One

14'8 x 8'9
With radiator, double glazed window to the rear.

Shower Room

8'1 x 4'9
Comprising walk-in shower, vanity unit with wash hand basin, low level w.c, tiled walls & floor, towel rail, vanity wall unit, two handrails, heated towel rail, double glazed frosted window to the rear.

Outside

To the front there is an area of garden being laid to lawn with shrubs, trees & bushes, block paved driveway providing off road parking, double wooden gates leading to garage. To the rear there is a large patio area, the remainder of garden is mainly laid to lawn, enclosed by hedging with mature trees & shrubs, measuring approximately 100ft.

Garage

20'10 x 7'4
With metal door, window & door to the side.

NB

Council tax band: D

