

**RUSH
WITT &
WILSON**



**Flat 1, 120 Ninfield Road, Bexhill-On-Sea, East Sussex TN39 5BB
£199,950**

A beautifully presented, refurbished two bedroom ground floor flat with private garden, modern kitchen/ breakfast room and bathroom, gas central heating system, double glazed windows and doors, Share of Freehold, private entrance, viewing comes highly recommended by RWW sole agents. Council Tax Band A



Living/Dining Room

20'11" x 14'8" (6.39 x 4.49)

Window to the front elevation, double and single radiator, composite entrance door, wood effect flooring.

Kitchen/Breakfast Room

11'8" x 10'0" (3.58 x 3.06)

Door leads out to rear private garden, modern fitted kitchen comprising a range of base and wall units with laminate wood block effect worktops, single drainer stainless steel sink unit with mixer tap, plumbing for washing machine, gas hob, electric oven and grill, glass splashback and brushed stainless steel extractor canopy and light, space for fridge/freezer, breakfast bar.

Bedroom One

18'4" x 10'8" (5.61 x 3.26)

Window to the side and rear elevations, double and single radiator, dressing room area.

Bedroom Two

10'5" x 7'10" (3.19 x 2.40)

Obscured glass window to the side elevation, single radiator.

Bathroom

Two chrome heated towel rail, obscured glass windows overlook the rear and side elevations, electric shaver point, pedestal mounted wash hand basin, wc with concealed cistern, wall mounted gas central heating and domestic hot water boiler, half height ceramic wall tiling, walk in shower cubicle with chrome controls, fixed showerhead and hand shower attachment, alcove.

Outside**Private Rear Garden**

Tiered rear garden with greenhouse, timber framed shed, allotment areas, lawned areas, hard standing with stairs leading to main garden area, outside water tap, enclosed with hedging to all sides.

Lease And Maintenance

999 years lease from 2015, Share Of Freehold, 50/50 share of any maintenance as and when needed.

Agents Note

None of the services or appliances mentioned in these sale

particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

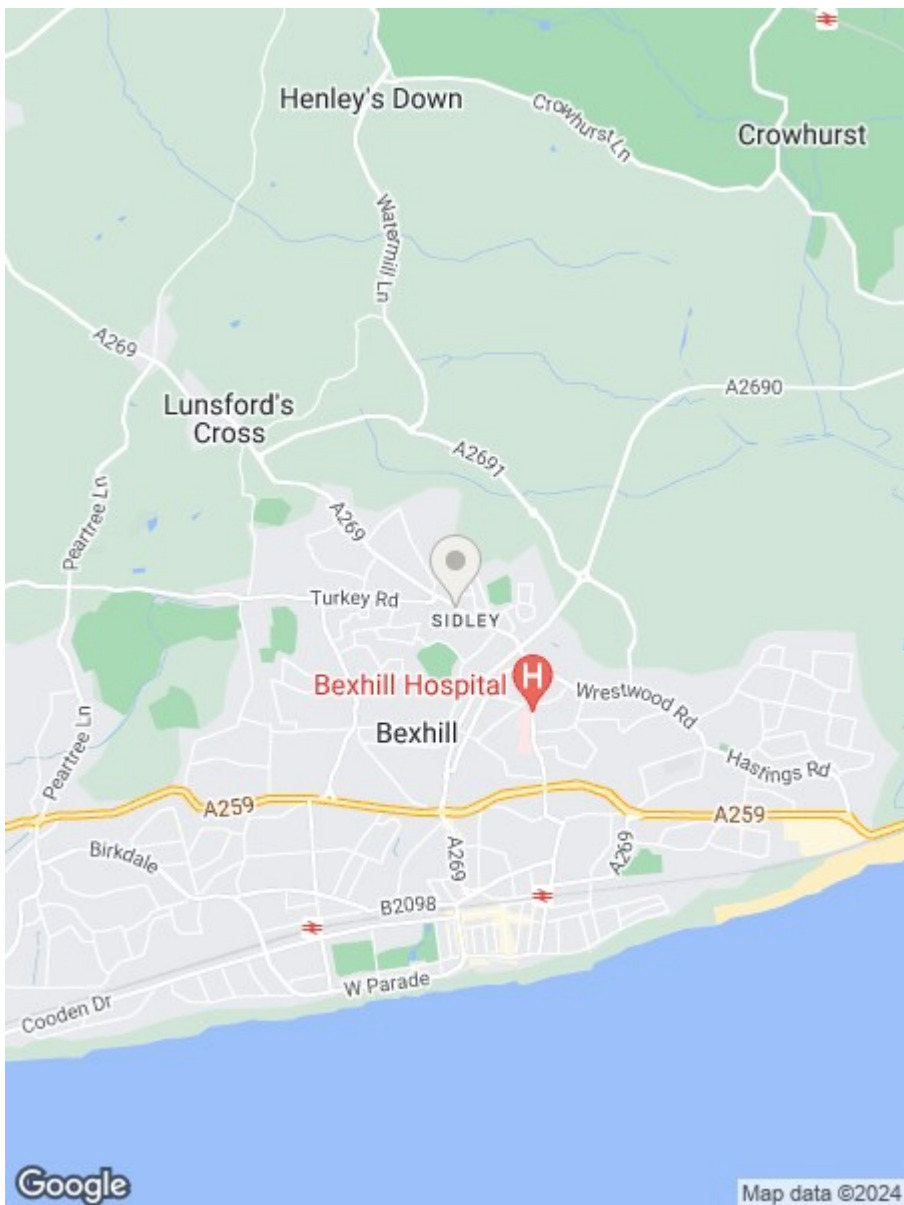


GROUND FLOOR
632 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA : 632 sq.ft. (58.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

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