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BURGESS & CO.

127 Ninfield Road, Bexhill-On-Sea, TN39 5BD

£175,000 Freehold

01424 222255

The Sunny House, TN39

Approximate Gross Internal Area = 63.9 sq m / 688 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS 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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Burgess & Co are delighted to present to the market this bright and spacious, well presented terraced house, ideally located within walking distance of Sidley Village, with shopping facilities and bus services. Bexhill Town Centre is within three miles with further shopping facilities, restaurants, mainline railway station, and the seafront with iconic De La Warr Pavilion. The accommodation comprises an entrance porch, a hallway, a large living room, a fitted kitchen, a downstairs w.c and to the first floor there are two double bedrooms and a family bathroom. Further benefits include double glazing, gas central heating, and a large cellar. Viewing is highly recommended to appreciate all this property has to offer.

Entrance Porch

With door to

Hallway

With stairs to First Floor.

Downstairs W.C

Comprising low level w.c, vanity unit with inset wash hand basin, radiator.

Living Room

19'6 x 15'0

With two radiators, understairs storage cupboard, inset ceiling spotlights, three double glazed windows to the front. Opening to

Kitchen

9'8 x 8'6

Comprising matching range of wall & base units, worksurface, inset sink unit, fitted cooker & hob with extractor hood over, space & plumbing for washing machine, double glazed window to the side.

First Floor Landing

With radiator.

Bedroom One

12'0 x 11'8

With radiator, dual aspect with double glazed window to the front & side.

Bedroom Two

8'10 x 7'10

With radiator, fitted cupboard, double glazed window to the front.

Bathroom

6'4 x 5'6

Comprising bath with shower over & screen, low level w.c, pedestal wash hand basin, tiled walls, extractor fan, double glazed frosted window to the front.

NB

Council tax band: A





















