




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£200,000 Ninfield Road, Bexhill-on-Sea TN39 5BB
🛏 3 Bedroom 🚿 1 Bathroom 🛋 2 Reception



AT A GLANCE...

Located within walking distance of schools for all ages and amenities, we are delighted to offer for sale this generously sized ground-floor & first-floor maisonette with no onward chain. Benefitting from the freehold to the building and a long lease term, the property benefits from an abundance of natural light and spacious accommodation. This includes; A fitted kitchen with matching wall units and base units, an integrated oven, hob and space for further appliances. The dining room opens into the lounge with double doors open into the conservatory. On the first floor, there are three good-sized double bedrooms, as well as a four-piece bathroom. Furthermore, there is a private rear garden, double-glazing and benefits from gas central heating.

112a Ninfield Road, Bexhill-on-Sea, East Sussex, TN39 5BB

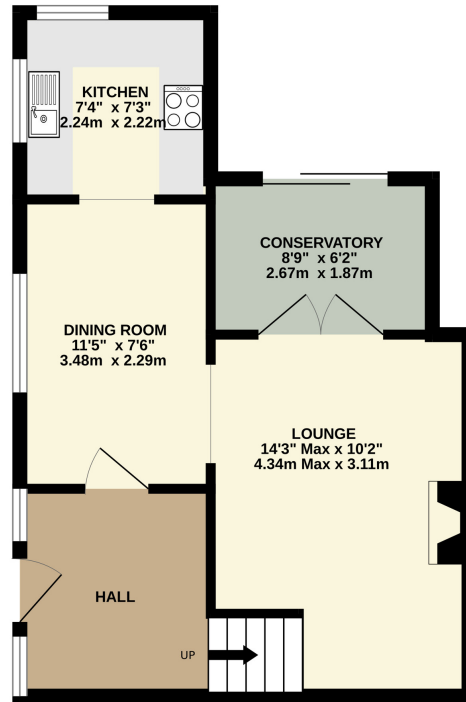
 3 Bedroom  1 Bathroom  2 Reception



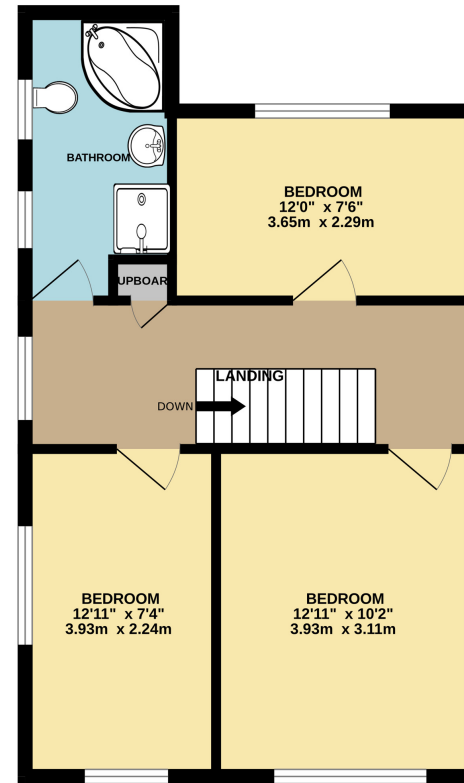
Key Features:

- Ground Floor & First Floor Maisonette
- Private Rear Garden
- Long Lease Term
- No Onward Chain
- Three Double Bedrooms
- Two Reception Rooms
- Freehold To The Building
- Close To Local Amenities & Schools

GROUND FLOOR
398 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR
488 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 886 sq.ft. (82.3 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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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	62	70
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, Scotland & Wales		
EU Directive 2002/91/EC		

Lease & Maintenance Information

Tenure - Freehold to the building
 Lease term - 999 years from 20th January 1997
 Sub-letting & Pets allowed.

Location

The property is located just 0.9 miles from Bexhill's seafront promenades, Town centre and mainline railway station. The railway station offers regular routes in to Hastings, Eastbourne, Brighton, Gatwick & London Victoria. You will find a children's Nursery, Primary & Secondary School all within walking distance of the property along with a local convenience store.

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 Sussex, TN39 5BB

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