



190 Ninfield Road, Bexhill-on-Sea, East  
Sussex TN39 5DA



## PROPERTY DESCRIPTION

A very well presented three bedroom detached house situated on the northern outskirts of Bexhill and within a short distance of the local high street with supermarket. The accommodation comprises; entrance hall, ground floor cloakroom/WC, lounge/dining room with sliding doors leading to a good size conservatory, modern kitchen/breakfast room, three bedrooms with the master having an en-suite shower room and family bathroom. Outside there is off road parking for two cars, well maintained rear garden with far reaching views and an integral garage. EPC - C.

## FEATURES

- Three Bedroom Detached House
- Modern Home Which Is Very Well Presented Throughout
- Good Size Conservatory With Double Doors Leading To The Garden
- Double Driveway
- Integral Garage
- Master Bedroom With En-Suite
- Ground Floor Cloakroom/WC
- Well Maintained Garden With Patio Area
- Situated On The Northern Outskirts Of Bexhill
- Council Tax Band - E





## ROOM DESCRIPTIONS

### Entrance Hall

Accessed via double glazed front door with frosted glass inserts, built-in cupboard, radiator.

### Ground Floor WC

Double glazed frosted glass window to the side, low level WC, wash hand basin with mixer tap, radiator.

### Lounge/Dining Room

19' 9" x 11' 0" (6.02m x 3.35m) Double glazed window overlooking the garden and sliding door leading to the conservatory, ceiling coving, under-stairs cupboard, two radiators, feature fireplace with gas fire.

### Conservatory

11' 7" x 11' 2" (3.53m x 3.40m) Double glazed windows to all sides and French doors leading to the garden patio, radiator.

### Kitchen

11' 6" x 7' 6" (3.51m x 2.29m) Double glazed window to the front, a modern fitted kitchen comprising a range of working surfaces with inset one and half bowl stainless steel sink unit with mixer tap, inset four ring gas hob with concealed extractor fan over, a range of matching wall and base cupboards with fitted drawers, built-in double electric oven and grill, breakfast bar, recently installed gas fired boiler.

### First Floor Landing

Double glazed window to the side, access to loft space via hatch, built-in cupboard.

### Bedroom One

11' 7" x 11' 1" (3.53m x 3.38m) Double glazed window to the front, radiator, built-in wardrobe.

### En-Suite Shower Room & WC

Double glazed frosted glass window to the front, a modern shower room with white three piece suite comprising; low level WC, pedestal wash hand basin with mixer tap, large walk-in shower cubicle with handheld attachment and shower over, heated towel rail.

### Bedroom Two

11' 1" x 9' 4" (3.38m x 2.84m) Double glazed window to the rear, built-in wardrobes, radiator.

### Bedroom Three

8' 2" x 7' 8" (2.49m x 2.34m) Double glazed window to the rear, radiator.

### Family Bathroom

Double glazed frosted glass window to the side, large corner bath with handheld shower attachment and mixer taps, pedestal wash hand basin, low level WC, radiator.

### Garage

16' 8" x 9' 1" (5.08m x 2.77m) Accessed via up and over door, power and lighting.

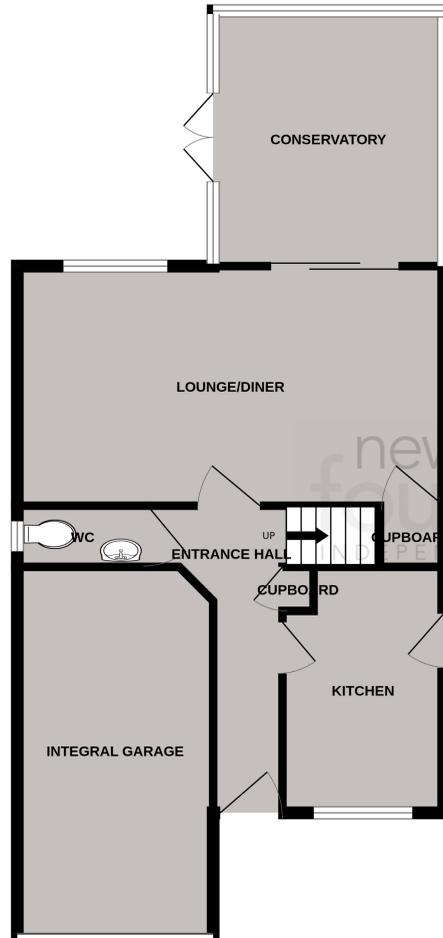
### Outside

To the front of the property there is off road parking for two cars which leads to the garage, gated side access, well looked after area of front garden.

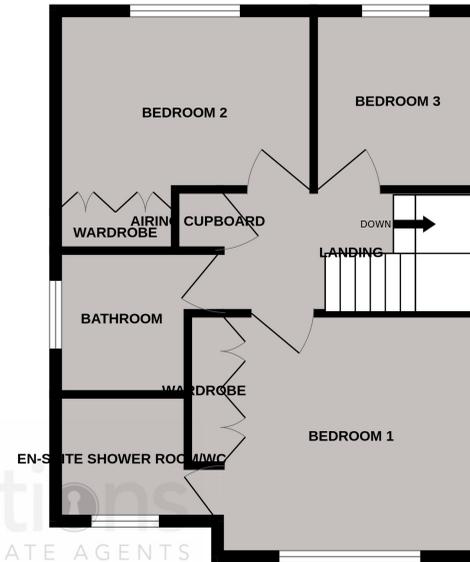
The rear garden is very well maintained and has a large patio area accessed from the conservatory ideal for outside entertaining, gated side access, brick bbq, far reaching countryside views, the remainder of the garden is laid to lawn with well planted flowers and shrubs.

# FLOORPLAN

GROUND FLOOR



FIRST FLOOR



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
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
		71	76
England, Scotland & Wales		EU Directive 2002/91/EC	

