



Ninfield Road, Bexhill-on-Sea, East Sussex, TN39 5JG

Two bedroom Semi-Detached Cottage With Off-Road Parking £289,950 - Freehold



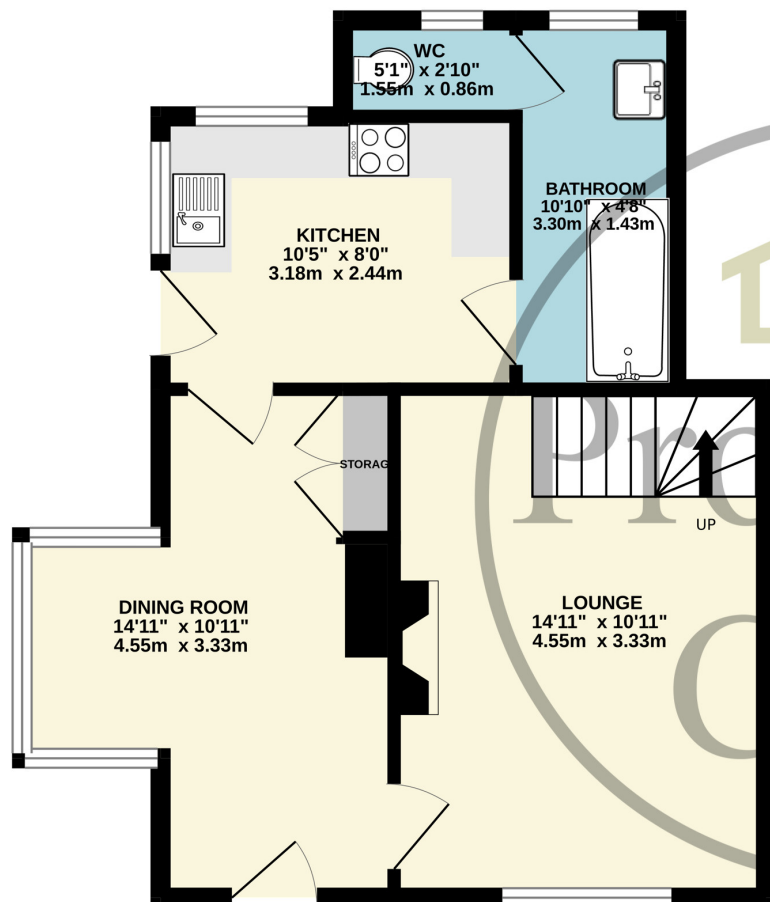


Property Cafe are delighted to present to the market this unique and extremely characterful two bedroom, semi-detached cottage for sale in a sought after semi-rural location of Lunsford Cross, Bexhill.

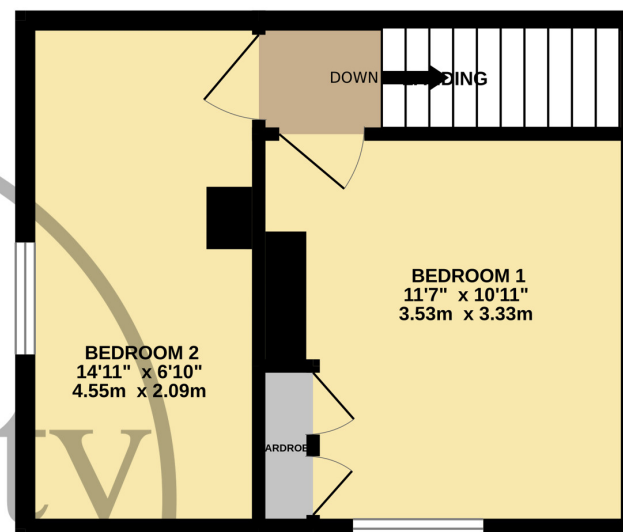
Accommodation and benefits include; A generous dining room/snug positioned just off the kitchen, ideal when entertaining guests; Separate cosy lounge; Fitted kitchen, offering ample cupboard & worktop space in addition to an integrated oven & hob, as well as space for freestanding white goods; Ground floor family bathroom comprising of a bath with over-head shower attachment, wash basin & WC. Upstairs consists of two well proportioned bedrooms, the master boasting fitted wardrobes. Externally the property offers a large rear court yard garden and off-road parking for two cars. The property is brought to the market in good decorative order throughout whilst keeping its character, mostly double glazed, gas central heated and sold with no onward chain. We recommend you view at your earliest convenience.



GROUND FLOOR
432 sq.ft. (40.1 sq.m.) approx.



1ST FLOOR
258 sq.ft. (23.9 sq.m.) approx.



TOTAL FLOOR AREA : 689 sq.ft. (64.0 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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Bedrooms: 2
Receptions: 2
Council Tax: Band B
Council Tax: Rate 1985.16
Parking Types: Driveway.
Heating Sources: Gas. Wood Burner.
Electricity Supply: Mains Supply.
EPC Rating: D (56)
Water Supply: Mains Supply.
Sewerage: Private Supply.
Broadband Connection Types: FTTC.
Accessibility Types: Not suitable for wheelchair users.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		



At The Property Cafe we believe it important to give clear and straight forward advice to both buyers and sellers alike and whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person. With this in mind we have developed a unique lounge style environment which allows you the time to discuss your requirements with us and enjoy your property search in comfort. Our trained consultants will be on hand to assist you with any questions you may have. We very much believe in giving accurate viewing feedback to our clients after each viewing so would ask you to call us with your feedback as soon as convenient.





The property is situated within a semi-rural and sought after pocket of Bexhill; Offering an array of local attractions and amenities. A short distance to both Bexhill town centre and Little Common Village which offers an excellent range of independent shops and amenities serving the local residents, the superb De La Warr Pavilion regularly featuring bands, shows and international artists. You will find all the general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years, an excellent Doctors surgery & dentist, vibrant local pubs and restaurants, a pharmacy & main post office. There are regular bus services close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.

- Two Bedroom Semi-Detached Cottage For Sale
 - Off-Road Parking For Two Cars
 - Cosy Lounge With Log Burner
 - Separate Dining Room/Snug
 - Fitted Kitchen
- Ground Floor Family Bathroom
- Two Well Proportioned Bedrooms
- Private Large Courtyard Garden
 - Semi-Rural Location
 - Sold With No Onward Chain