



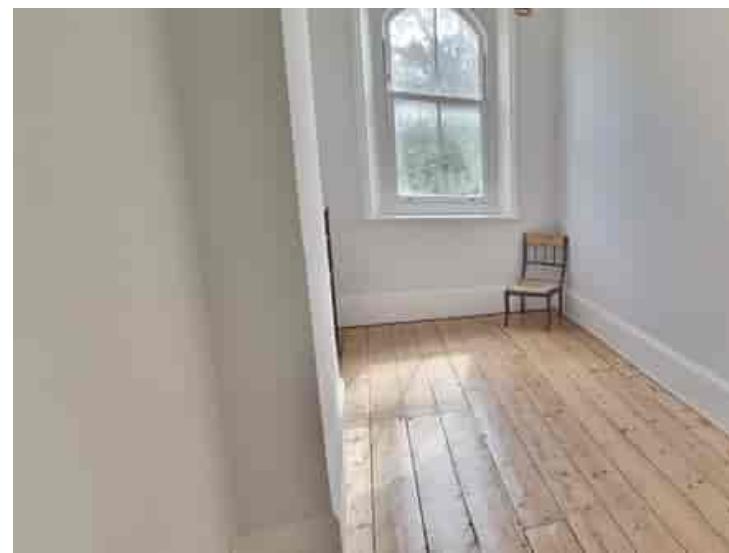
Flat 2 Ninfield Road, Bexhill-on-Sea, East Sussex, TN39 5JJ

A Stunning & Fully Refurbished Three Bedroom Manor House Apartment £350,000 - Leasehold Share of Freehold



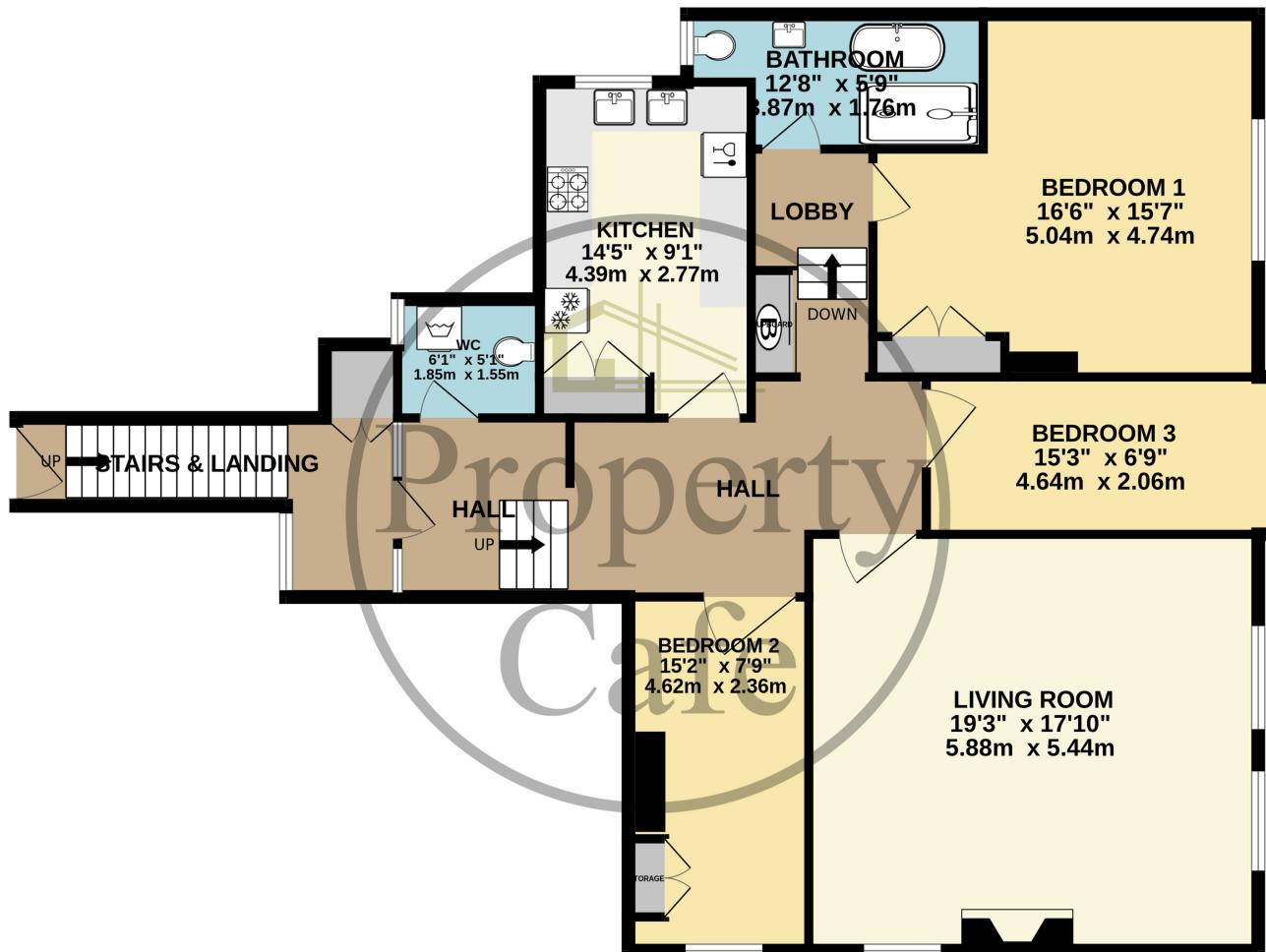


The Property Cafe is delighted to offer for sale this Beautifully Refurbished Three Bedroom First Floor Apartment forming part of a magnificent Period Manor House set within stunning landscaped grounds. This delightful residence affords accommodation & benefits that includes: A Private Entrance \* First Floor External Porch \* A Spacious Split Level Inner Hall \* A Stunning Dual Aspect Reception Room \* Three Good Size Bedrooms \* Newly Fitted \* Fully Refurbished Decor \* Newly Laid Carpets & Exposed Wooden Flooring \* Beautifully Presented Newly Installed Bathroom Suite \* Additional Separate W.C \* Two Large Loft Space's With Potential To Develop \* A Newly Re-Roofed Single Garage En- Bloc \* Stunning Landscaped Gardens & Grounds \* A Private Section Of Garden \* Ample Parking \* Additional Parking planned \* A Stunning Fully Refurbished Apartment Being Sold With No Chain! Please contact our Bexhill sales team for additional information or to arrange to view on 01424 224488.



# FIRST FLOOR APARTMENT

1321 sq.ft. (122.7 sq.m.) approx.

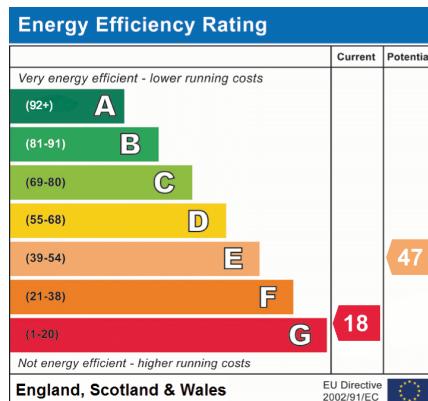


TOTAL FLOOR AREA : 1321 sq.ft. (122.7 sq.m.) approx.

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:** 3  
**Receptions:** 1  
**Council Tax:** Band D  
**Council Tax:** Rate 2552.34  
**Parking Types:** None.  
**Heating Sources:** Electric.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** G (18)  
**Water Supply:** Mains Supply.  
**Sewerage:** Private Supply.  
**Broadband Connection Types:** FTTC.  
**Accessibility Types:** Not suitable for wheelchair users.



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**Lease length 999 from the 1st of January 2018. Managed By The Residents : Service Charge Circa £3000 Per Year for all ongoing improvements & maintenance of the Manor House grounds:** Outside The property is approached via a gravel driveway and set amongst mature gardens and grounds laid principally to lawn with flower beds and borders with a variety of trees and shrubs. There is a vegetable garden with garden shed. There is also communal parking and access to a Single Garage. We have been advised that the property will be sold with a long lease & Share Of Freehold. The maintenance charge is calculated at 1/6th share of the total outgoings. Directions: Proceeding from Bexhill towards Ninfield via the main road away from the town & Lunsford Manor will be found via a private entrance drive on your left hand side just before turning for Peartree Lane.

- A Spacious Character Apartment
- Completely Refurbished Apartment Throughout
  - Elegant Entrance Hall & Landing Areas
- Dual Aspect Lounge-Diner With Stunning Views
  - Three Good Size Bedrooms
  - Spacious Master Bedroom Suite
  - Fully Refurbished Fitted Kitchen
  - Fully Refurbished & New Carpets
  - Newly Fitted Carpets & Flooring
- Efficient Individually Controlled Electric Heating
  - Newly Installed Four Piece Bathroom Suite
  - Additional W.C With High Flush Sistern
- Two Spacious Loft Spaces With Scope
- Own Private Entrance & Lobby Area
- Lovely Mature Communal Grounds
- Substantial Landscaped Gardens & Grounds
- Additional Allocated Private Section Of Grounds
  - Ample Off Road Parking & Garage
  - Additional Parking Area Planned
- Forming Part A Magnificent Period Manor House
  - A Well Run "Residents" Managed Building
  - Long Lease & Share Of Freehold
  - A Truly Stunning Refurbished Apartment
  - Being Offered For Sale With No Chain