



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

Charming Character Cottage With Substantial Garden Areas & Great Potential £325,000



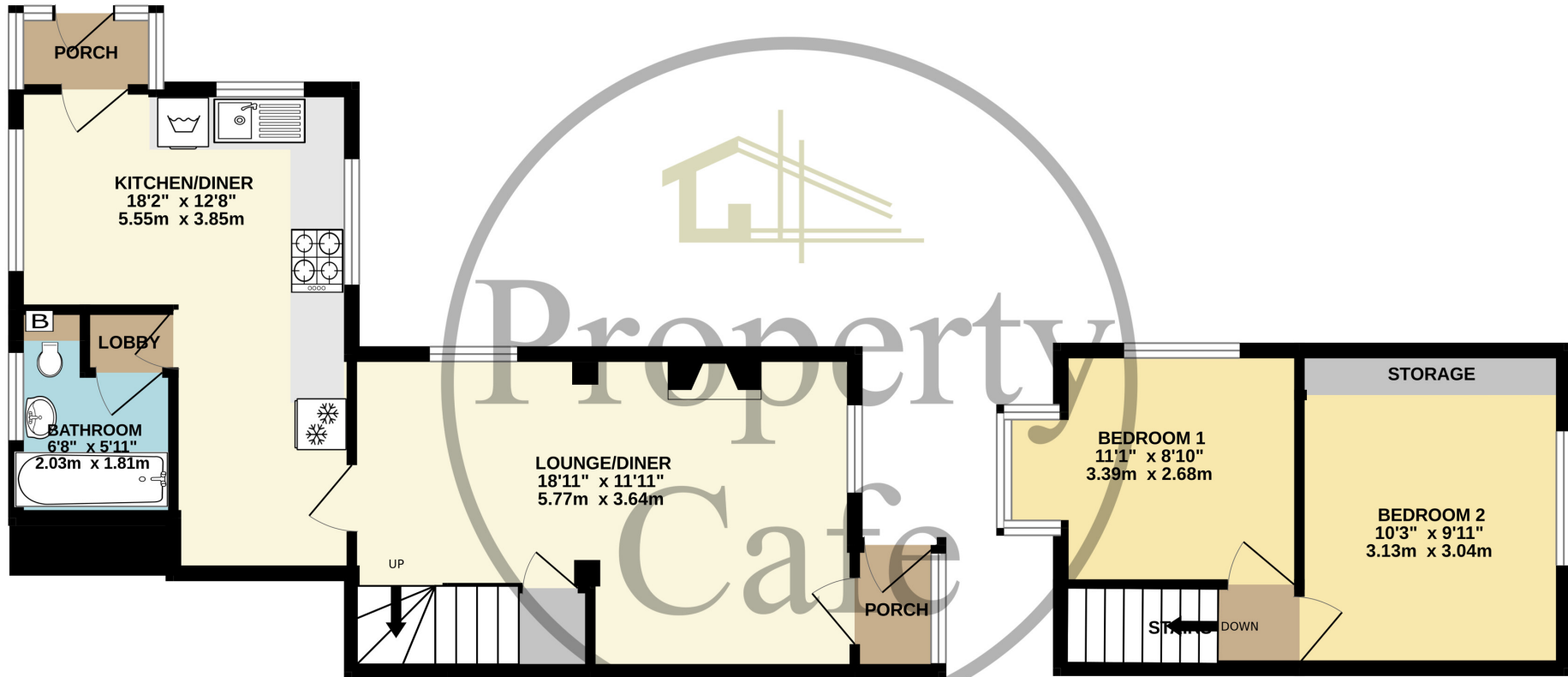


The Property Café is delighted to offer for sale this Charming Two Bedroom Semi Detached Character Cottage: Accommodation ^ Benefits Include: A Charming Two Bed Character Cottage * Lounge-Diner With Central Fireplace * Two First Floor Bedrooms * Enclosed Porch's to both Front & Side * Modern Ground Floor Bathroom * Substantial Area Of Garden To The Side * Gas Central Heating & D.Glazing * Mains Water & Main Sewage * Storage Garage Within The Grounds * Ample Off Road Parking * Located On The Outskirts Of Town * Scope & Potential To Extend * Well Presented & Further Potential * Courtyard Garden To The Rear * Sold With No Onward Chain * Viewing Highly Recommended * Please Call Our Bexhill Sales Team On 01424 224488



GROUND FLOOR
468 sq.ft. (43.4 sq.m.) approx.

1ST FLOOR
236 sq.ft. (21.9 sq.m.) approx.



TOTAL FLOOR AREA : 703 sq.ft. (65.3 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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The property is situated on the outskirts of Bexhill Town & close to Sidley Town Centre within a popular & quiet residential area. There are excellent shopping & transport facilities close by. Sidley Town Centre offers both independent & main brand shops offering an array of services. You will also find main bus routes into the town centre close by & Bexhill Mainline railway station is only 1.5 miles away offering excellent regular routes into Hastings, Eastbourne, Brighton, Gatwick & London. The new link road is within easy driving distance which dramatically reduces the travel time to the A21 and the Conquest Hospital.

- Charming Two Bed Character Cottage
- Lounge-Diner With Central Fireplace
 - Two First Floor Bedrooms
- Enclosed Porch's to both Front & Side
 - Ground Floor Bathroom
- Large Area Of Garden To The Side
 - Gas Central Heating & D.Glazed
 - Mains Water & Main Sewage
- Storage Garage Within The Grounds
 - Ample Off Road Parking
- Located On The Outskirts Of Town
 - Scope & Potential To Extend
- Well Presented & Further Potential
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