



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

A Two Bed Mid Terraced Cottage In Need Of Complete Refurbishment (NO CHAIN) £229,950



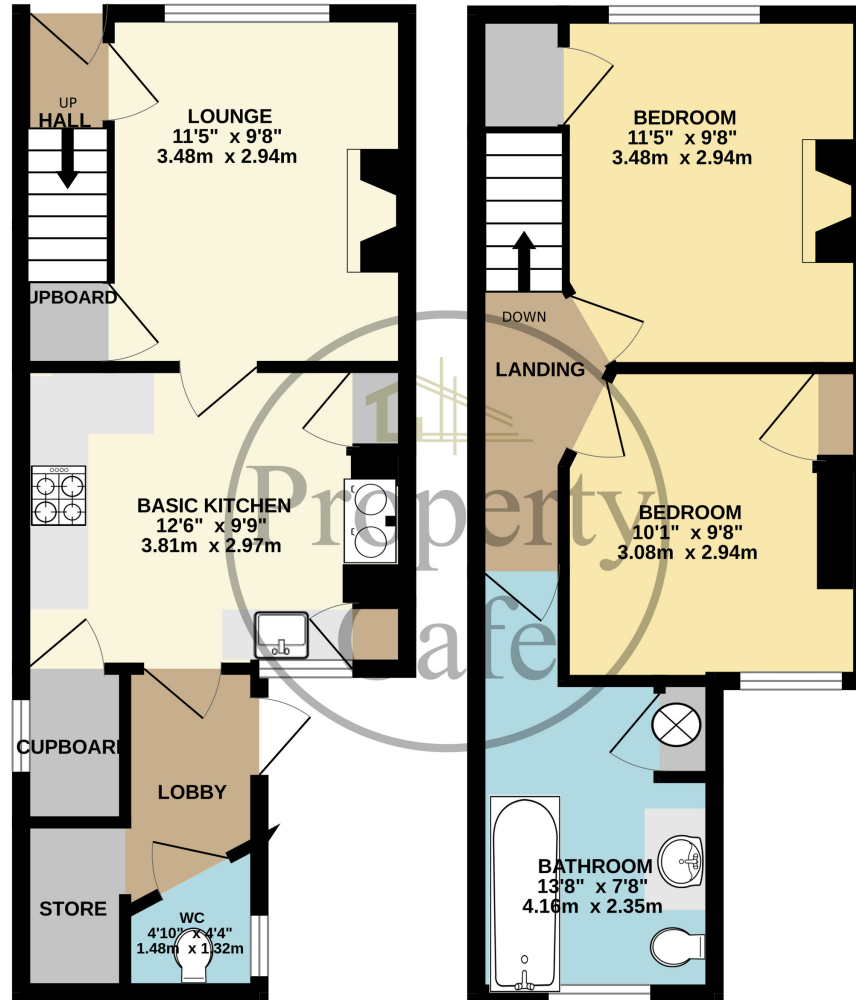


**The Property Cafe Is Delighted To Offer For Sale This Two Bed Mid Terrace Character Cottage In Need Of Complete Renovation \* Situated In A Semi-Rural Location On The Outskirts Of Bexhill On Route To Ninfield: As Advised The Cottage Requires Complete Renovation : Benefits To Note Include: An Inner Hall \* Stairs To The First Floor \* Landing Area \* Two First Floor Bedrooms \*Basic First Floor Bathroom & Additional Ground Floor W.C \* Lounge With Fireplace \* Basic Kitchen-Diner \* Kitchen With Aga Style Cooker \* Mature & Overgrown South Facing Rear Garden \* Amazing Views To The Rear \* Single Garage Via Access Drive \* Sought After Semi-Rural Location \* **Excellent Scope & Potential To Improve** \* **Being Sold With No Onward Chain** \* To Arrange to View Please Call 01424 224488.**



GROUND FLOOR  
334 sq.ft. (31.0 sq.m.) approx.

1ST FLOOR  
335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA : 669 sq.ft. (62.2 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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Agents Note: The cottage does require complete refurbishment & the previous owner is thought to have lived here for many years. With this in mind the cottage requires comprehensive refurbishment & any interested buyer will need to qualify that they have: An agreed mortgage in place \* A substantial deposit & of course some knowledge of renovating properties. Whilst the cottage is in very basic condition we feel that it is still habitable however as advised any interested buyer will need to have the ability to proceed with funds in place to begin renovating the property. **As advised the cottage offers fantastic potential scope to improve & please note the added benefit of owning a good size garage to the rear (which is accessed via an adjacent driveway) your earliest enquiry would be advised.**

- Two Bed Mid Terrace Character Cottage
  - In Need Of Complete Renovation
    - Two First Floor Bedrooms
    - Basic First Floor Bathroom
    - Additional Ground Floor W.C
  - Excellent Scope & Potential To Improve
- Kitchen With Aga Style Cooker
- Amazing Views To The Rear
- Single Garage Via Access Drive
- Sought After Semi-Rural Location
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