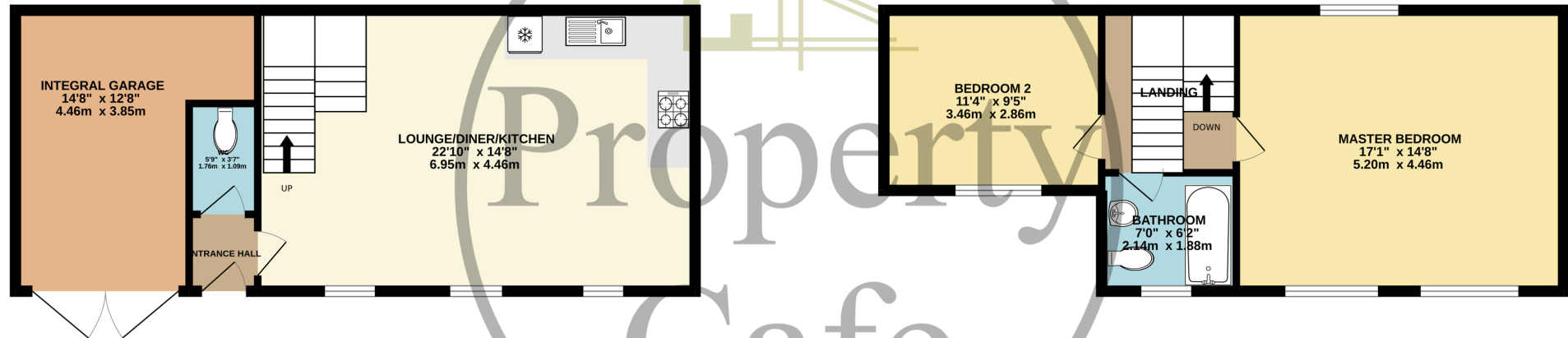




The Stables Lunsford Manor, Ninfield Road, Bexhill on Sea, East Sussex, TN39 5JJ
£1,050 pcm

GROUND FLOOR
518 sq.ft. (48.2 sq.m.) approx.

1ST FLOOR
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 977 sq.ft. (90.8 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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Property Cafe are delighted to present this wonderful mews style cottage, situated in the semi rural and very sought after Ninfield location. Internally this property comprises open plan living with a modern fitted kitchen with integrated appliances and a range of cabinets, opening into the lounge/diner with ample space to relax and entertain guests, a downstairs cloakroom toilet, integral garage which is perfect for storage, on the first floor are two good size double bedrooms and a modern fitted bathroom with shower over bath. The property benefits further an electric central heating system, high performance glazing, Oak flooring to the main living area, tiled bathroom and quality fitted carpets in all other rooms. This unique property set within the grounds of a substantial manor house are subject to restrictions on parking and outdoor space. The property is available to let late August 2024 and a minimum annual income of £31,500 per annum is required to be eligible for this property. For further information or to arrange your internal viewing, please contact our Bexhill office on 01424 224488 Option 2.



- Semi rural location.
 - Well presented throughout.
 - Open plan lounge/diner/kitchen.
- Modern kitchen with integrated appliances.
 - Ground floor cloakroom.
- Two double bedrooms.
- Modern fitted bathroom.
- Integral garage.
- Sought after Ninfield Area.
- Available late August 2024.