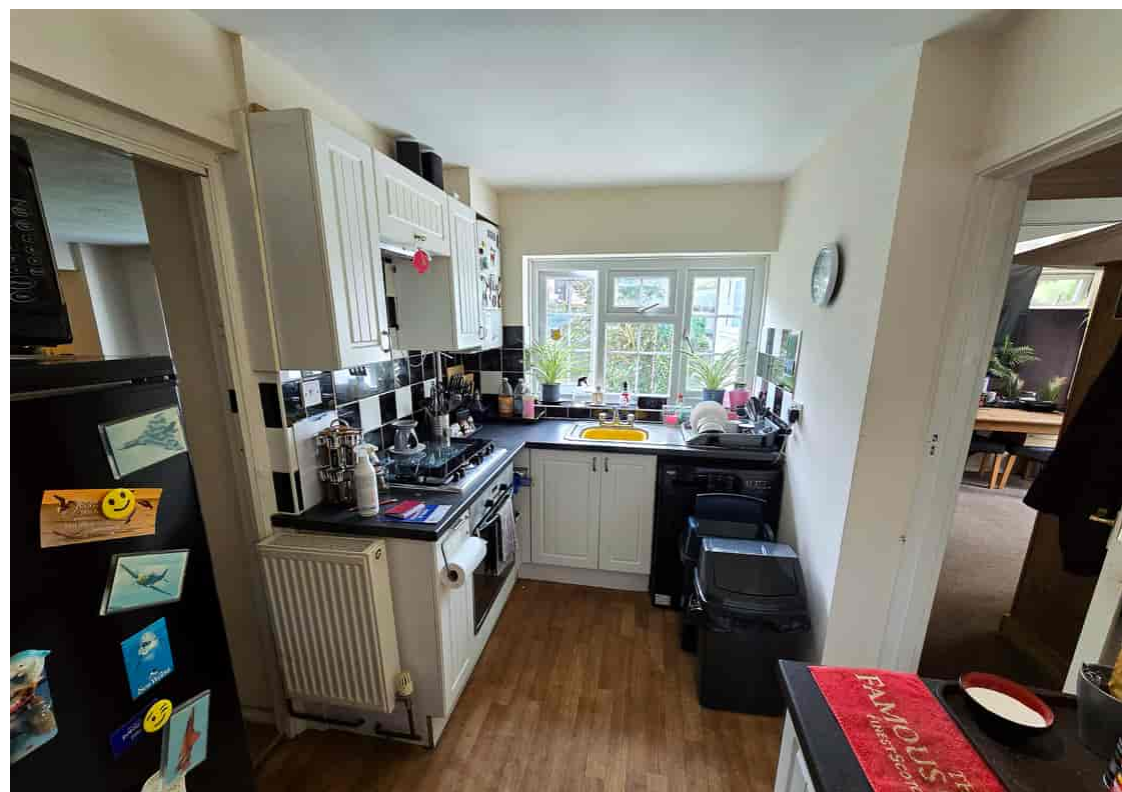
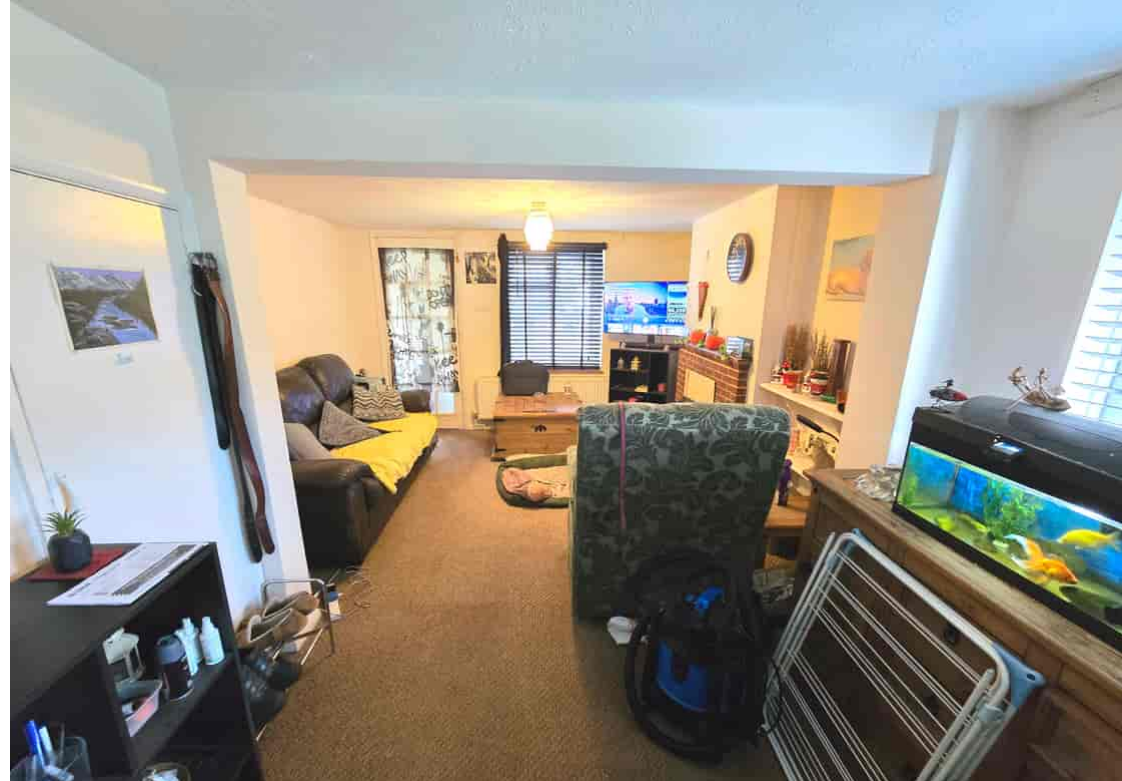




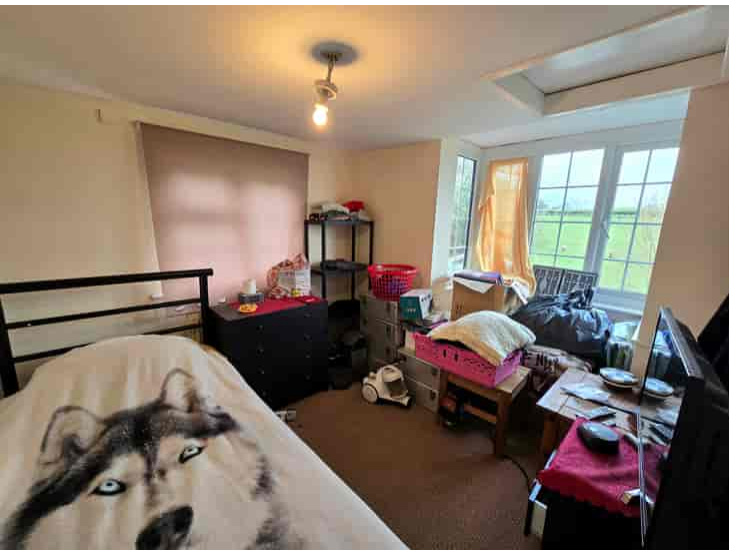
Ninfield Road, Bexhill-on-Sea, East Sussex, TN39 5DE

Two Bedroom Semi-Detached Cottage With Scope & Potential £279,950 - Freehold



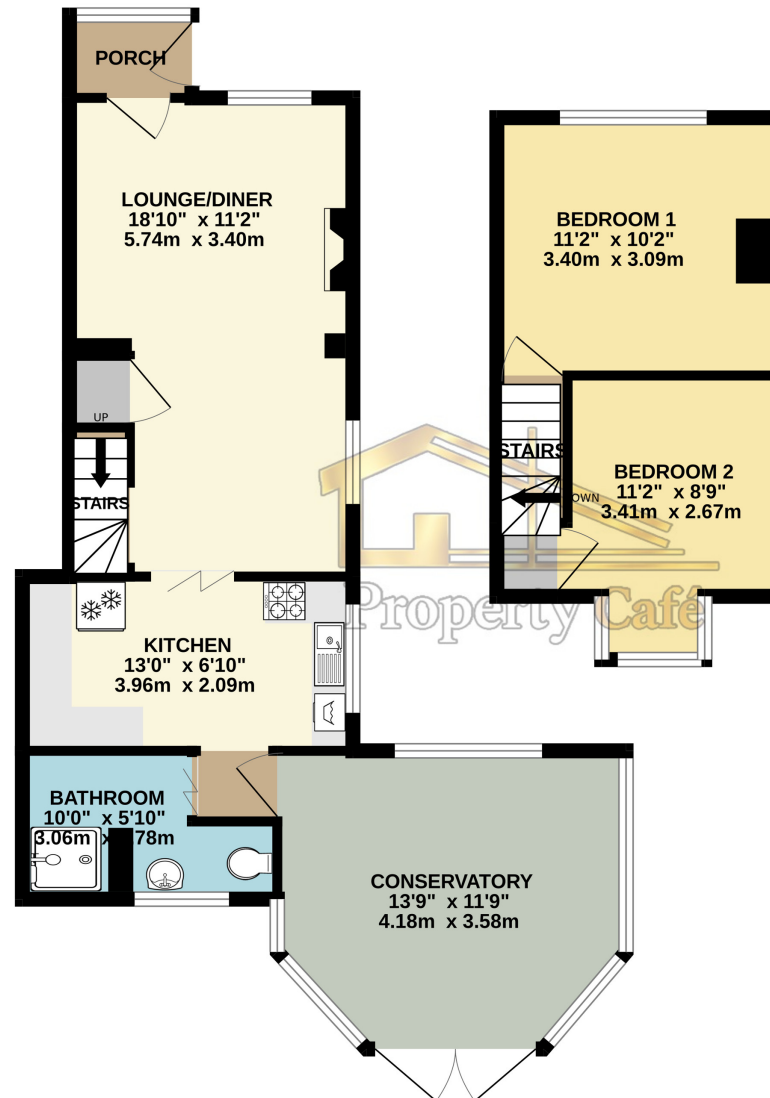


The Property Café is delighted to offer for sale 'Caritas,' a charming two-bedroom semi-detached character cottage situated in a peaceful semi-rural location on the outskirts of town. This property is being sold with no onward chain and offers excellent scope and further potential for improvement. The accommodation includes an enclosed entrance porch leading into a lounge-diner featuring a central fireplace. There is a modern ground floor bathroom and two bedrooms located on the first floor. The property further benefits from gas central heating, double glazing, and connections to mains water and sewage. Externally, the cottage features a small garden area to the rear and side which enjoys pleasant rural views. To the front there is also potential to create off-road parking. Viewing is highly recommended to fully appreciate the character and potential of this home. To arrange an appointment or for further information, please call our Bexhill Sales Team on 01424 224488.



GROUND FLOOR
514 sq.ft. (47.8 sq.m.) approx.

1ST FLOOR
216 sq.ft. (20.1 sq.m.) approx.

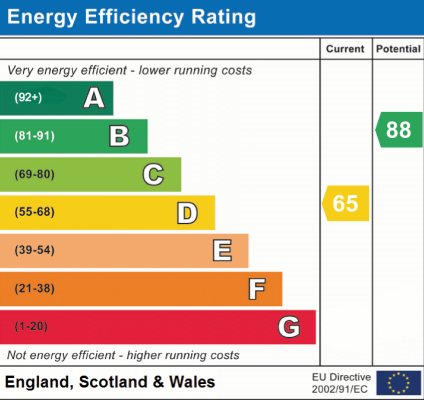


TOTAL FLOOR AREA : 731 sq.ft. (67.9 sq.m.) approx.

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.
Made with Metropix ©2026



Bedrooms: 2
Receptions: 1
Council Tax: Band B
Council Tax: Rate 1985.16
Parking Types: Communal. Off Street.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: D (65)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTC.
Accessibility Types: Not suitable for wheelchair users.



Charming Two Bedroom Semi Detached Character Cottage * Lounge With Central Fireplace * Two First Floor Bedrooms * Enclosed Entrance Porch * Modern Ground Floor Bathroom * Small Area Of Garden To Rear & Side * Pleasant Rural Views To The Rear * Gas Central Heating & Double Glazing * Mains Water & Main Sewage * Potential For Off Road Parking * Located On The Outskirts Of Town * Scope & Potential To Improve * Excellent Scope & Further Potential * Sold With No Onward Chain * Viewing Highly Recommended * Please Call Our Bexhill Sales Team On 01424 224488





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.

- Two Bedroom Semi Detached Cottage
 - Charming Character Features
- Excellent Scope & Additional Potential
 - Central Heating & Double Glazed
 - Enclosed & Secure Entrance Porch
- Dual Aspect Lounge-Diner with Fireplace
 - Cottage Style Country Kitchen
 - Ground Floor Shower Room
 - Two First Floor Bedrooms
 - Large Conservatory To The Rear
- Small Area of Private Garden
- Lovely Rural Views To The Rear
- Additional Area Of Side Garden
- Potential For Private Parking To The Side
 - Sought After Sem-Rural Location
 - Close To The New Road Links
- Offered For Sale With No Onward Chain
- Excellent Additional Scope & Potential
- Internal Viewing Highly Recommended
- Call Our Bexhill Sales Team On 01424 224488