

Campbell's Estate Agents
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198 Ninfield Road, Bexhill-on-Sea, East Sussex TN39 5DD **£325,000 freehold**

An attractive detached two bedroom property with large garden, parking and countryside views.

Detached Property 2 Bedrooms Conservatory Lovely Views

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Description

Situated on the outskirts of a popular part of Bexhill, this charming detached property presents attractive white rendered elevations below a pitched tiled roof. A private area of parking and steps lead down to a front door which opens directly into a useful utility room which also provides access to the garden. The large reception room has three windows to the front of the property making it feel light and spacious and the kitchen has ample cupboard space and a larder. Leading off the kitchen is a conservatory which serves as a secondary entertaining space with a pleasant outlook over the garden. A family bathroom completes the ground floor and to the first floor are two bedrooms, one double and one single. To the rear of the property there is large garden separated into two areas, the first area having a shed and raised terrace and a footpath leads down through the garden to an adjoining section which is level of a generous size and enjoys a good degree of privacy. The property is conveniently located on the outskirts of Sidley which is very well served with a range of local amenities including supermarkets, post office and other independently owner shops as well as a public house and regular bus routes to Bexhill, Battle and Eastbourne. Bexhill has a much larger range of amenities, recreational facilities and just a short drive away is the Cooden Beach golf club. With its attractive views to the rear viewing is highly recommended.

Directions

Proceed out of Sidley on the A269 heading towards Ninfield and just after the Beacon Hill turning on the left hand side the property will be found along on the right hand side clearly indicated by our For Sale board. What3Words:///teach.healthier.adults

THE ACCOMMODATION

with approximate room dimensions is approached via a side door to

ENTRANCE HALL

with stairs rising to the first floor landing and door to

RECEPTION ROOM

15' 11" x 11' 0" (4.85m x 3.35m) with three windows to the front, chimney breast and hearth, wall mounted lights, exposed ceiling timbers. Door to

KITCHEN

9' 1" x 6' 9" (2.77m x 2.06m) Fitted with a range of base and wall mounted shaker style kitchen cabinets incorporating cupboards and drawers with a butler sink. There is space for a dishwasher, integrated electric oven and 4 ring ceramic hob with extractor over. There is an understairs storage cupboard and shelved pantry. Door to

CONSERVATORY

14' 8" x 7' 8" (4.47m x 2.34m) a triple aspect room with laminate flooring, wall mounted lights, views over the garden.

From the kitchen a partially glazed door and steps lead down to



SIDE PORCH/UTILITY ROOM

21' 0" x 6' 0" (6.40m x 1.83m) with doors to both front and rear, tiled floor and a range of fitted cupboards, space and plumbing for washing machine, tumble dryer and American style fridge/freezer.

BATHROOM

6' 3" x 5' 4" (1.91m x 1.63m) with window to rear, tiled walls and fitted with a pedestal wash hand basin, wc, bath with shower attachment over, heated towel rail.

FIRST FLOOR LANDING

with loft access and storage cupboard.

BEDROOM I

11' 3" x 9' 9" (3.43m x 2.97m) with window to front, loft access, storage cupboard and eaves storage, feature fireplace with wrought iron surround and mantel.



BEDROOM

9' 7" x 6' 5" (2.92m x 1.96m) with window to rear, eaves storage, additional storage cupboard, stripped floorboards.

OUTSIDE

The front garden is terraced with raised beds and a paved area, there is an area of off road parking being red brick wall, hedge and fence enclosed, and an area of lawn. There is a side access and door to the utility room. To the rear is an area of garden which is divided into three sections, a raised patio area with shed, steps leading down to an initial area of lawn with mature trees and shrubs. There is also a footpath which leads to a gate giving access to a much larger area of lawn which is part decked with countryside views and a summerhouse.



COUNCIL TAX

Rother District Council
Band C £2268.73

Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774

We will be pleased, if possible, to supply any further information you may require.

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.