

**BURGESS & CO.** 188 Ninfield Road, Bexhill-On-Sea, TN39 5DA

**£450,000**



# BURGESS & CO. 188 Ninfield Road, Bexhill-On-Sea, TN39 5DA

£450,000

We are delighted to bring to the market this hugely impressive 4 bedroom detached house enjoying views towards open countryside. This excellent property also boasts spacious living room, conservatory with views, kitchen, utility room, cloakroom/WC, family bathroom/WC, en-suite shower room to master and an entrance hall. To the outside there is a good sized rear garden backing onto open fields as well as front garden and detached double garage with off-road parking in front. Ideally located you are within easy reach of numerous schools and shopping facilities. The property additionally benefits from gas boiler with radiators. The house is to be sold with no onward chain and vacant possession therefore viewing is highly recommended by sole agents.

## Double Glazed Front Door into:

### Entrance Hall

### Cloakroom/WC

pedestal wash hand basin, low level WC., double glazed frosted window to front, door to storage cupboard.

### Living Room

fireplace with inset gas fire, double aspect with double glazed windows to front and side, leading through to:

### Dining Room

10'11" x 9'6" max (3.35m x 2.90m max)

patio door into:

### Double Glazed Conservatory

12'11" x 11'6" max (3.96m x 3.51m max)

with pitched roof also with double glazed doors onto rear garden enjoying views over countryside.

### Kitchen

9'6" x 10'11" max (2.90m x 3.33m max)

range of working surfaces cupboards and drawers under also cupboards over, integrated gas hob , integrated electric oven. one and a half drainer sink unit, space for tall fridge/freezer, double glazed window overlooking rear garden.

### Utility Room

7'10" 4'11" max (2.41m 1.52m max)

with range of working surfaces, wall mounted Ideal gas boiler, further storage, space and plumbing for washing machine, space for dishwasher, door onto rear garden.

Stairs rising to first floor where there is hatch giving access to loft, door to airing cupboard.

### Master Bedroom

13'1" x 9'10" max (4.01m x 3.02m max)

with range of fitted built in wardrobes, double glazed windows to front, door into:

### En-Suite Shower Room /WC

white suite comprising good sized shower cubicle, low level WC, pedestal wash hand basin, double glazed frosted window to side, extractor.

### Bedroom 2

11'6" x 11'3" max (3.51m x 3.43m max)

double glazed windows with attractive far reaching countryside views.

### Bedroom 3

9'8" x 7'10" max (2.97m x 2.41m max)

built in wardrobes, double glazed window with far reaching countryside views.

### Bedroom 4

11'6" x 6'2" max (3.51m x 1.90m max)

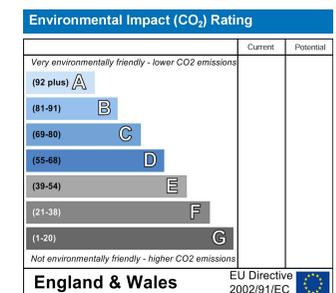
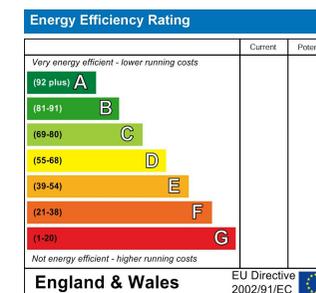
with double glazed windows over front

### Family Bathroom/WC

white suite comprising bath with shower screen and power shower over, pedestal wash hand basin, low level WC, double glazed frosted window to rear.

### Outside

To the outside there is an attractive rear garden of a good sized with established flower and tree borders, enjoying open land behind and far reaching views. To the front there is a good sized secluded front garden mainly laid to lawn with established flower and shrub borders and there is also a Detached Double Garage (5.64m x 5.28m max) with pitched roof, electric up and over doors, separate rear door. There is also a driveway providing off road parking for multiple vehicles.













## Ninfield Road, TN39

Approximate Gross Internal Area = 126.1 sq m / 1357 sq ft  
Garage = 29.9 sq m / 322 sq ft  
Total = 156 sq m / 1679 sq ft



## BURGESS & CO.

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.  
Copyright Casaphoto Ltd. 2020 - Produced for Burgess and Co

INFO@BURGESSANDCO.CO.UK  
WWW.BURGESSANDCO.CO.UK

BEXHILL OFFICE  
3 DEVONSHIRE SQUARE  
BEXHILL-ON-SEA  
EAST SUSSEX  
TN40 1AB  
01424 222 255

LITTLE COMMON SALES OFFICE  
29 COODEN SEA ROAD  
LITTLE COMMON  
EAST SUSSEX  
TN39 4SJ  
01424 844 000

LETTINGS OFFICE  
27 COODEN SEA ROAD  
LITTLE COMMON  
EAST SUSSEX  
TN39 4SJ  
01424 533 555

Please note that although every care has been taken by Burgess & Co. Estate Agents, the description, information and dimensions set out in these details are for general guidance only and do not constitute in any way part of any offer or contract. Whilst Burgess & Co. believe these details to be correct, all purchasers must satisfy themselves by inspection or otherwise including appliances and services as these have not been tested.

