



**Chestnut Corners Potmans Lane,
Ninfield, Bexhill-On-Sea, East Sussex TN39 5JL
£320,000**

Set on 0.2 acres this detached house positioned on this sought after lane on the outskirts of Bexhill and within easy reach of the market town of Battle. In need of total modernisation but providing excellent potential to re-develop or renovate. The property could be significantly extended and improved subject to the necessary planning consents. Set on a generous plot with large rear gardens and a good frontage. Accommodation includes: two reception rooms, kitchen, rear lobby, three bedrooms, bathroom and separate w/c. NO ONWARD CHAIN. CLAVERHAM SCHOOL CATCHMENT AREA

Reception

12'0" x 11'4" (3.66 x 3.45)

Reception

11'9" x 10'4" (3.58 x 3.15)

Bedroom

11'9" x 11'5" (3.58 x 3.48)

Bedroom

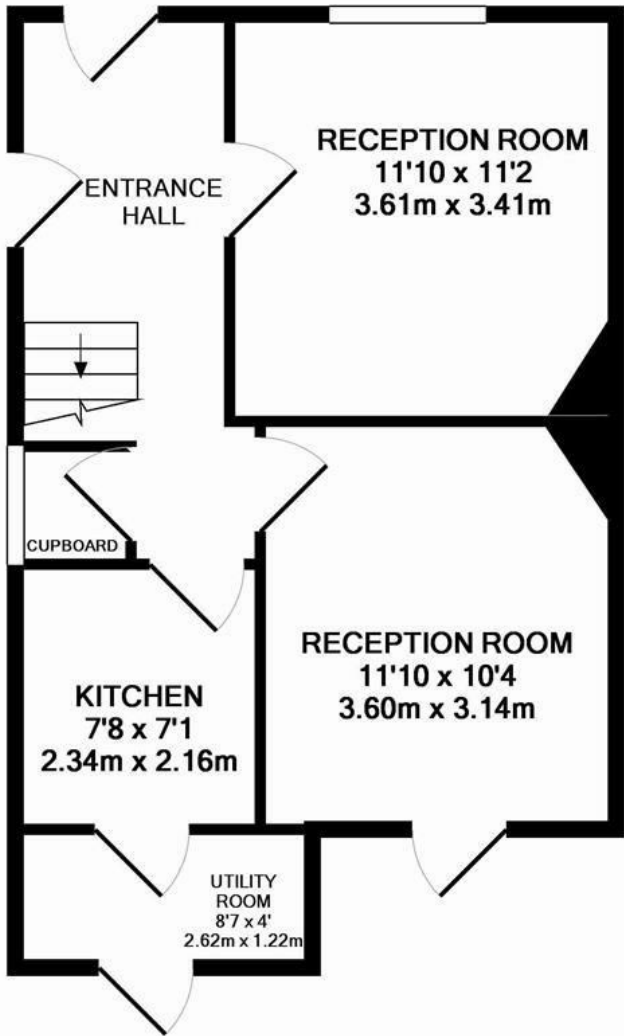
11'9" x 11'4" (3.58 x 3.45)

Bedroom

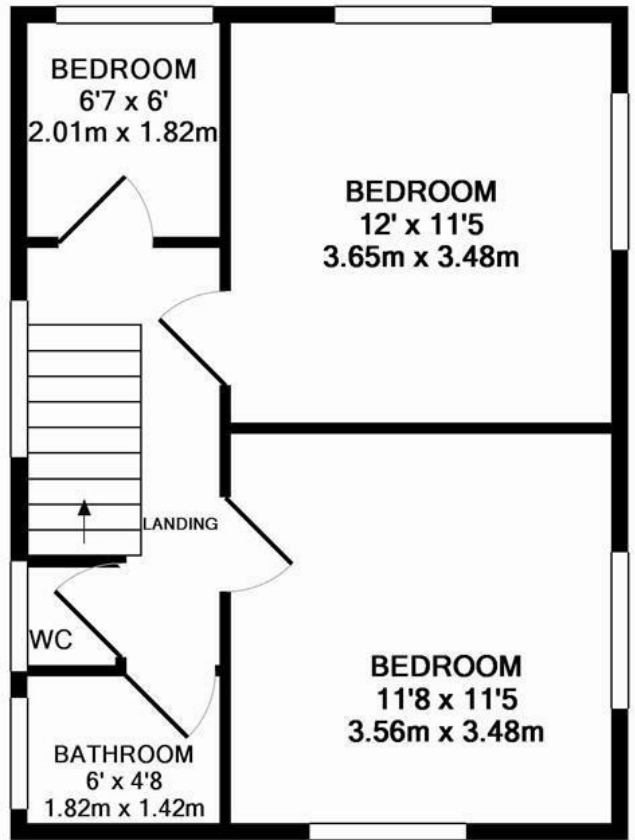
6'7" x 6'2" (2.01 x 1.88)

Kitchen

8'0" x 7'2" (2.44 x 2.18)



GROUND FLOOR
APPROX. FLOOR
AREA 440 SQ.FT.
(40.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 411 SQ.FT.
(38.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 851 SQ.FT. (79.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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