

**RUSH  
WITT &  
WILSON**



**202 Ninfield Road, Bexhill-On-Sea, East Sussex TN39 5DD  
£425,000**

**A beautiful three bedroom detached cottage with stunning rural views, wood burning stove in living room, plantation blinds, gas central heating system, double glazed windows and doors, exposed floorboards to the ground floor, two bathrooms, two reception rooms, farmhouse style kitchen, conservatory, beautiful mature private gardens, off road parking, viewing comes highly recommended by RWW sole agents.**



**Entrance Hallway**

Single radiator, exposed floorboards, obscured glass window to the side elevation, under stairs storage cupboard.

**Living Room**

15'10 x 11'1 (4.83m x 3.38m)

Windows overlook the front elevation, double radiator, exposed floorboards, freestanding wood burning stove with oak mantel.

**Shower Room**

Suite comprising walk in shower with electric shower unit, controls and showerhead, wc with concealed cistern, inset wash hand basin, mosaic wall tiling, obscure glass window to the rear elevation.

**Dining Room**

12'9 x 10' (3.89m x 3.05m)

Exposed floorboards, window to the rear elevation.

**Conservatory**

12'6 x 9'10 (3.81m x 3.00m)

Windows to the rear and side elevation with stunning countryside views, door to side leading to patio area, double radiator.

**Kitchen**

16'8 x 6'5 (5.08m x 1.96m)

Windows to both front and rear elevations with stable door to rear garden, farmhouse style kitchen comprising a range of base and wall units with granite worktops, butler sink, drainer, plumbing for washing machine, plumbing for dishwasher, space for fridge and freezer, double radiator, tiled floor, space for rangemaster style cooker with extractor canopy and light.

**First Floor Landing**

Access to roof space.

**Bedroom One**

11'4 x 9'8 (3.45m x 2.95m)

Window to the rear elevation with stunning countryside views, fitted wardrobe cupboards.

**Bedroom Two**

11'3 x 11' (3.43m x 3.35m)

Window to the front elevation, single radiator, built in wardrobe cupboards.

**Bedroom Three**

7'5 x 8'7 (2.26m x 2.62m)

Window to the front elevation, double radiator.

**Bathroom**

Suite comprising double ended bath with hand/shower attachment and mixer tap, wc with low level flush, wall mounted wash hand basin with vanity unit and drawers beneath, mosaic wall tiling, tiled floor, obscured glass window overlooks the rear elevation.

**Outside****Front Garden**

Prominently arranged for off road parking for several vehicles, retaining walls, well stocked raised flower and shrub beds, log store, access to the side of the property, off road parking is available on paved hardstanding to the front.

**Rear Garden**

A particular feature of the property with stunning views over the adjoining countryside and farmland, predominately laid to lawn with a whole host of different mature shrubbery, plants and trees of various kinds, timber framed shed, greenhouse, additional potting shed, patio area for alfresco dining, all enclosed with a combination of fencing and mature shrubbery to all sides offering privacy and seclusion, large raised pond with Japanese wooden foot bridge.

**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.





GROUND FLOOR  
APPROX. FLOOR  
AREA 651 SQ.FT.  
(60.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 445 SQ.FT.  
(41.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1096 SQ.FT. (101.8 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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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