

**RUSH  
WITT &  
WILSON**



**98 Ninfield Road, Bexhill-On-Sea, East Sussex TN39 5BB**  
**£235,000**

**An opportunity to acquire this beautifully presented two bedroom semi detached character house ideally located within easy access to local amenities. Offering bright and spacious accommodation throughout, the property comprises bay fronted lounge, separate dining room, kitchen/breakfast room, two double bedrooms and a large modern fitted family bathroom. Other internal benefits include gas central heating to radiators and double glazing throughout. Externally, the property offers a low maintenance rear garden and side garden and a large timber garden shed/workshop with light and power. Ideally situated within easy access to local shops, local schools, parks and main route bus stops. Viewing comes highly recommended by RWW Bexhill to appreciate this stunning family home in this highly convenient location.**



### **Hallway**

Obscured double glazed glass panelled front door leading to hallway, comprising radiator, stairs leading to first floor, open under stairs storage space with under stairs storage cupboard housing the gas meter, additional services cupboard housing the electric meter and the electric consumer unit.

### **Lounge**

13'8" x 11'10" (4.17 x 3.62)

Double glazed bay window to the front elevation, three radiators, feature alcove fireplace with inset timber mantle piece, fitted alcove shelving, cornice ceilings.

### **Dining Room**

10'2" x 11'5" (3.12 x 3.50)

Double glazed window to the side elevation, ornamental feature fireplace.

### **Kitchen/Breakfast Room**

12'6" x 11'5" (3.82 x 3.48)

Double glazed window and double glazed door to the rear elevation giving access onto the rear garden, radiator, fitted kitchen with a range of matching wall and base level units with laminate roll edge worktop surfaces, plumbing space for dishwasher, bowl and half sink with drainer and mixer tap, plumbing space for washing machine, space for freestanding cooker, breakfast bar, space for freestanding fridge/freezer, part tiled walls, tiled floor, recessed ceiling spotlights.

### **First Floor Landing**

Access to loft space with pull down ladder, radiator, Sharps cupboard with fitted shelving.

### **Bedroom One**

13'6" x 11'10" (4.14 x 3.63)

Double glazed bay window to the front elevation, three radiators, ornamental feature fireplace, large range of fitted Sharps bedroom wardrobes with sliding doors, hanging space and shelving, drawer units inside.

### **Bedroom Two**

11'5" x 10'3" (3.50 x 3.14)

Double glazed window to the side elevation, radiator, ornamental feature fireplace, fitted alcove shelving.

### **Family Bathroom**

Obscured double glazed window to the side elevation, one white heated towel rail, modern bathroom suite comprising panelled enclosed p-bath with mixer tap, shower attachment and rain effect showerhead, low level wc, large vanity unit with solid wood worktops, wash hand basin with mixer tap and storage cupboards beneath, recessed ceiling spotlights, part tiled walls, wall mounted gas central heating boiler.

### **Externals**

#### **Rear Garden**

Low maintenance rear garden, patio laid with some raised flowerbeds, some mature plants and shrubs, large timber garden shed/workshop, outside tap, gated access down one side leading to the side garden.

#### **Side Garden**

Laid with shingle, raised flowerbed, gated access leading through to the front, boarded by closed board fencing, double doors with access into the workshop/timber garden shed.

#### **Large Timber Garden Shed/Workshop**

16'4" x 7'5" (5 x 2.27)

Side door with access onto the rear garden and double doors with access onto the side garden, obscured glass window to the rear elevation, matching wall and base level units with laminate roll edge worktop surface, stainless steel single sink with drainer, light and power.

#### **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



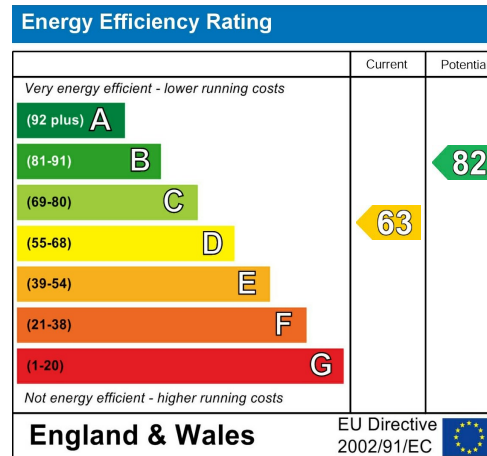


GROUND FLOOR  
 APPROX. FLOOR  
 AREA 490 SQ.FT.  
 (45.5 SQ.M.)

1ST FLOOR  
 APPROX. FLOOR  
 AREA 449 SQ.FT.  
 (41.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 939 SQ.FT. (87.2 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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