

RUSH  
WITT &  
WILSON



**124 Ninfield Road, Bexhill-On-Sea, East Sussex TN39 5BD**  
**£220,000**

**A beautiful quaint one bedroom detached bungalow, renovated and refurbished to an excellent standard in 2021, modern installed gas central heating system, double glazed windows and doors, entrance porch/ utility, brand new fitted kitchen and bathroom, private front & rear gardens. VACANT POSSESSION, viewing comes highly recommended by RWW sole agents. Council Tax Band B.**



### **Entrance Porch**

With windows to both front and side elevations, entrance door, tiled floor, plumbing for washing machine.

### **Kitchen/Living Room**

17'9" x 11'10" (5.41m x 3.61m)

Bay window overlooks the front elevation, additional window to the front elevation, modern fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, single drainer sink unit with mixer tap, space for fridge/freezer, integrated oven and grill with gas hob, extractor canopy and light, tiled splashbacks, gas central heating and domestic hot water boiler.

### **Bedroom**

11'5" x 8'9" (3.48m x 2.67m)

Window to the rear elevation, double radiator.

### **Bathroom**

Suite comprising walk-in shower, wc with low level flush, pedestal wash hand basin with splashback, obscured glass window overlooks the rear elevation, heated chrome towel rail, linen cupboard with slatted shelving.

### **Outside**

#### **Front Garden**

With a whole variety of mature shrubbery and plants of various kinds, all enclosed with picket fencing, side access available to the rear garden, outside lighting.

#### **Rear Garden**

Mainly laid to lawn with some mature trees and shrubbery, patio area for alfresco dining, all enclosed with high level fencing to all sides, timber framed shed, outside water tap.

#### **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.

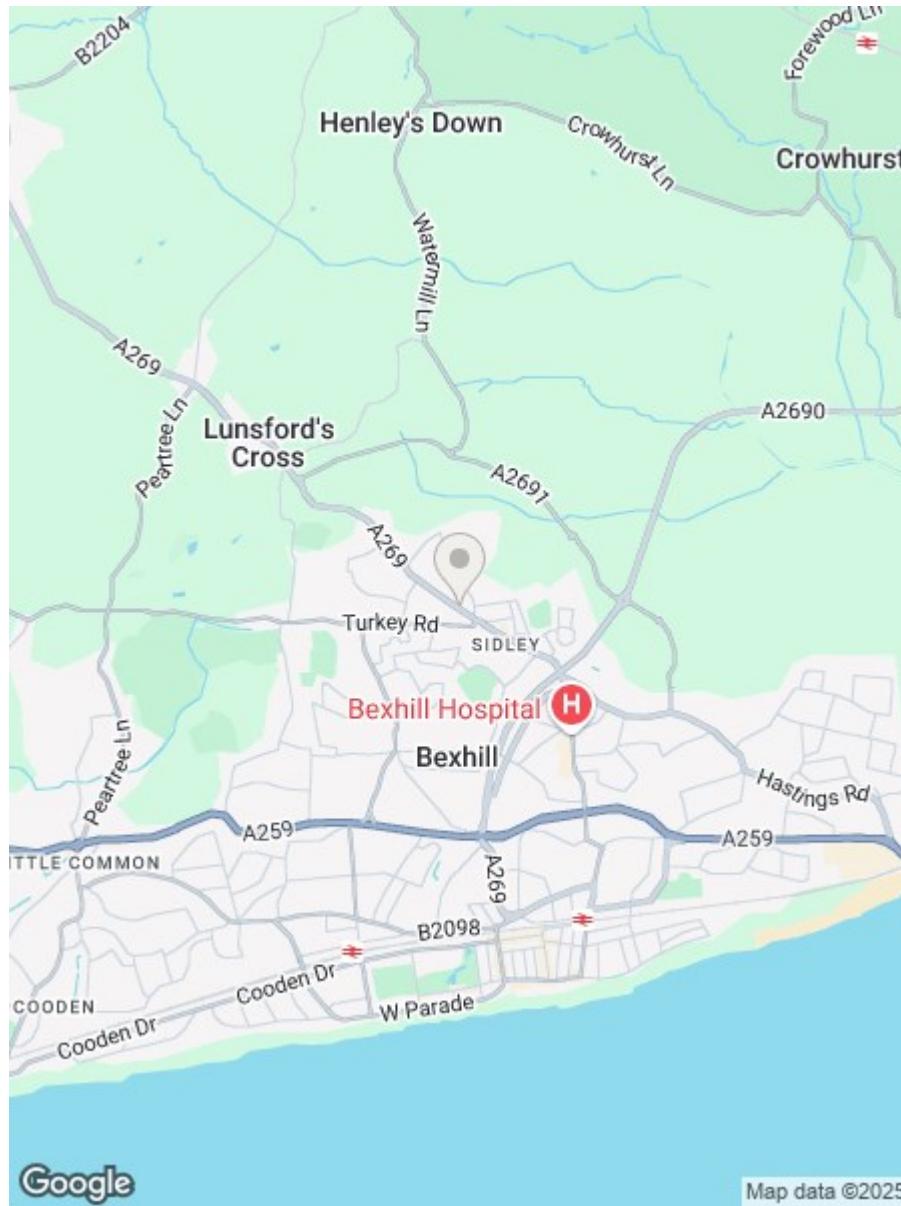




TOTAL APPROX. FLOOR AREA 372 SQ.FT. (34.6 SQ.M.)

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		94
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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