

**RUSH  
WITT &  
WILSON**



**190 Ninfield Road, Bexhill-On-Sea, East Sussex TN39 5DA  
£389,950**



**Rush, Witt and Wilson are delighted to welcome to the market this exceptionally well presented three bedroom detached house with stunning uninterrupted views across the countryside and fields. Offering bright and spacious accommodation throughout, the property comprises a modern fitted kitchen/breakfast room, spacious lounge/diner, large conservatory and separate wc all to the ground floor. To the first floor there are three bedrooms, with the master bedroom benefitting from its own modern en-suite shower room and a family bathroom. Other internal benefits include gas central heating to radiators and double glazed windows throughout. Externally the property boasts a private and secluded rear garden, benefiting from far reaching views across the countryside, whilst to the front of the property there is a low maintenance front garden, a driveway providing off road parking for multiple vehicles and a single garage. Set back from the road with a private in and out driveway, and conveniently situated within easy reach of local amenities, viewing comes highly recommended by RWW Bexhill to appreciate this stunning family home in this sought after location. Council Tax Band E.**



**Entrance Hall**

Obscured double glazed front door leading to the hallway, with radiator, storage cupboard with fitted shelving, stairs leading to the first floor.

**Kitchen/Breakfast Room**

11'4" x 7'6" (3.47 x 2.29)  
Double glazed window to the front elevation, obscured double glazed door to the side elevation giving access to the side of the property, modern fitted kitchen with a range of matching wall and base level units with laminate rolled edge worktop surfaces, stainless steel bowl and half sink with drainer and mixer tap, integrated electric double oven and grill with worktop mounted gas hob and fitted extractor hood above, plumbing space for washing machine, breakfast bar, part tiled walls, wall mounted new IDEAL gas central heating boiler with approx. 6 years warranty, tiled floor.

**Lounge/Diner**

19'9" x 11'0" (6.02 x 3.37)  
Double glazed windows to the rear elevation with stunning far reaching views across countryside, woodland and fields, set of double glazed sliding patio doors giving access onto the conservatory, two radiators, under stairs storage cupboard providing ample storage space and housing the electric consumer unit, feature fireplace with fitted gas fire.

**Conservatory**

10'7" x 10'6" (3.23 x 3.22)  
Triple aspect double glazed windows to the rear and both side elevations with stunning far reaching views across countryside and fields, set of double glazed French doors giving access onto the rear garden, radiator.

**Ground Floor WC**

Obscured double glazed window to the side elevation, radiator, low level wc, wall mounted wash hand basin with mixer tap and tiled splashback.

**First Floor Landing**

Galleried landing, double glazed window to the side elevation, access to loft space, airing cupboard housing the hot water cylinder with slatted shelving.

**Bedroom One**

11'7" x 11'0" (3.54 x 3.36)  
Double glazed windows to the front elevation, radiator, fitted

built in wardrobes with hanging space and shelving, door with access onto en-suite shower room.

**En-Suite Shower Room**

Obscured double glazed window to the front elevation, heated chrome towel rail, modern white suite comprising pedestal mounted wash hand basin with mixer tap and tiled splashback, low level wc, walk in shower cubicle with wall mounted shower controls, shower attachment and rain effect showerhead, part tiled walls, extractor fan, bathroom light with shaver point.

**Bedroom Two**

11'11" x 9'3" (3.64 x 2.83)  
Double glazed window to the rear elevation with stunning views across the countryside and fields, radiator, fitted built in wardrobes with hanging space and shelving.

**Bedroom Three**

8'2" x 7'8" (2.51 x 2.34)  
Double glazed window to the rear elevation with stunning views across countryside and fields, radiator.

**Family Bathroom**

Obscured double glazed window to the side elevation, radiator, modern white suite comprising low level wc, pedestal mounted wash hand basin and mixer tap, large corner bath with mixer tap and shower attachment, part tiled walls, extractor fan, bathroom light with shaver point.

**Outside**

**Rear Garden**

Private and secluded rear garden that boasts breath taking views across countryside and fields, beautifully maintained with sun patio, the rest of the garden is mainly laid to lawn with some mature plant and shrub borders, brick built barbeque, gated access down one side of the property leading to the front.

**Front Garden**

Mainly laid to lawn with some plants and shrubs, driveway providing off road parking for multiple vehicles leading to the single garage.

**Single Garage**

Up and over door, 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.



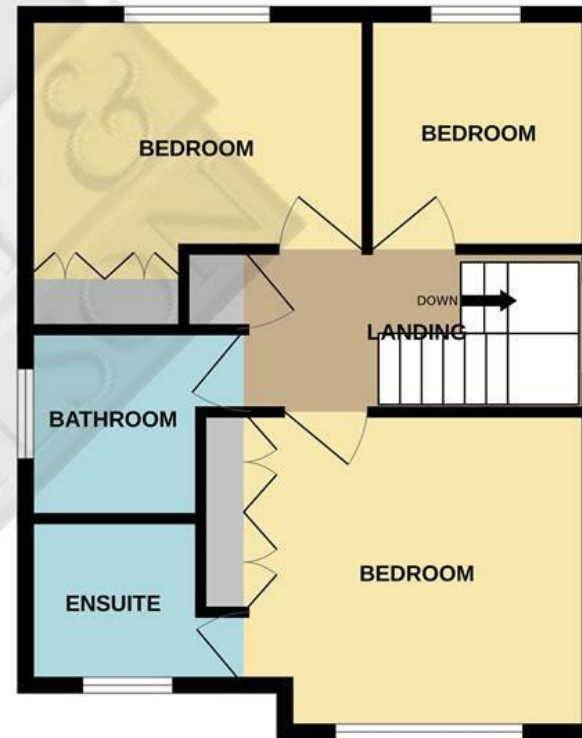




GROUND FLOOR  
672 sq.ft. (62.4 sq.m.) approx.

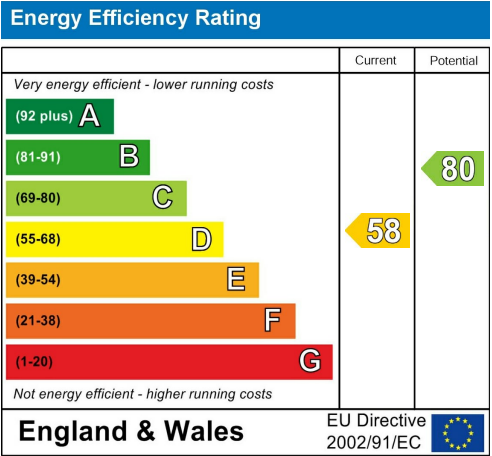
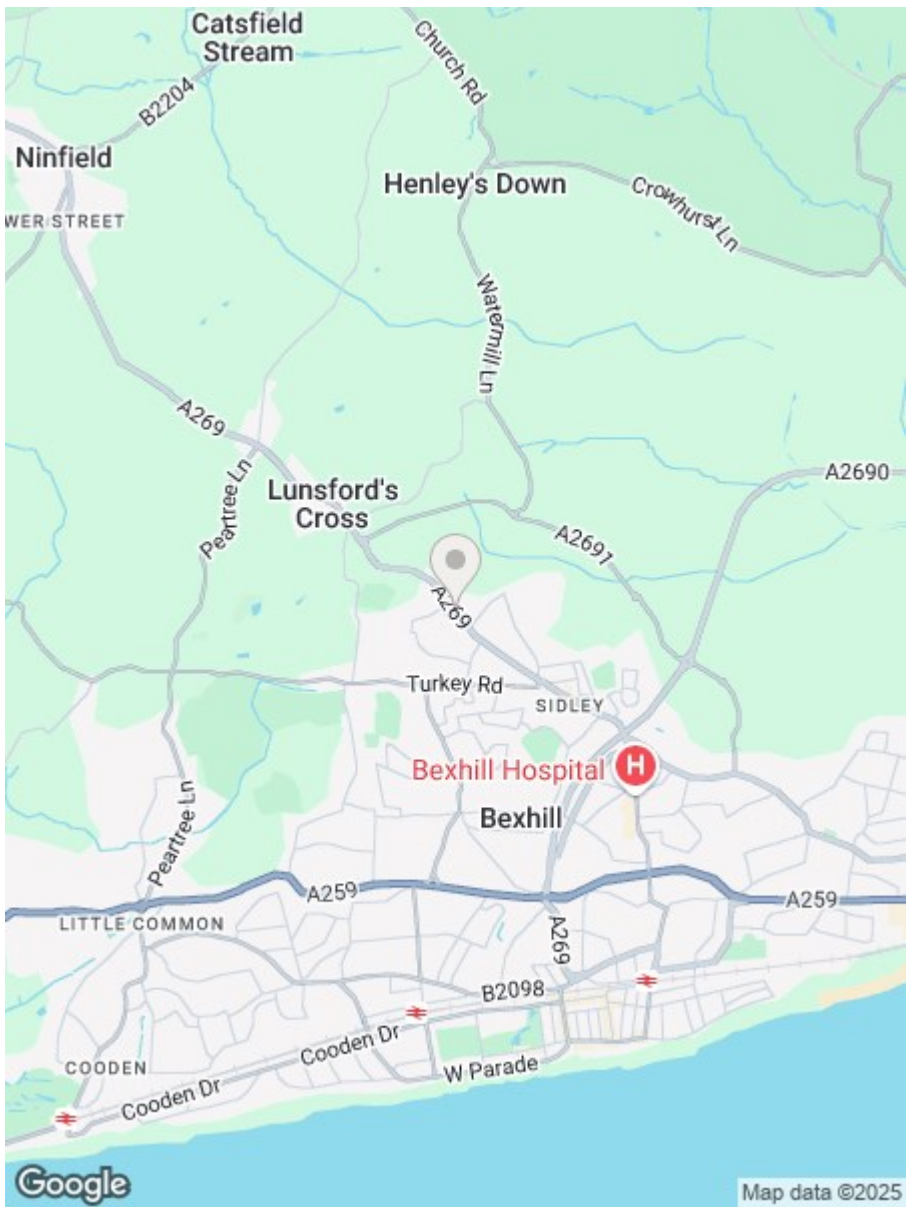


1ST FLOOR  
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA : 1155 sq.ft. (107.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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