

**RUSH  
WITT &  
WILSON**



**208 Ninfield Road, Bexhill-On-Sea, East Sussex TN39 5DD**  
**£649,950**

**A spacious detached family residence offering five good sized family bedrooms, two modern fitted bathroom, four reception rooms, modern fitted kitchen, conservatory, beautifully presented throughout, with upvc double glazed window and doors, gas central heating system. Set in a semi rural location in grounds that extend to approximately 0.60 acres, backing onto allotments and woodlands. There is a substantial brick built approx 100' Cattery with rendered side and rear, under glass reinforced fibre glass roof with 16 solar panels, well fitted with 20 units accessed off a front safety corridor. There are also numerous outbuildings which include a timber built office and Ancillary building. The business has gained an excellent local reputation, with a turnover of £56,000 pa. An exceptional opportunity work/ home life style, versatile for numerous other uses, potential conversion of cattery building for numerous holiday lets subject to planning permission.**



### **Entrance Vestibule**

With double glazed entrance door with sidelight window, laminate flooring.

### **Entrance Hallway**

With tiled flooring, central heating thermostat, under stairs storage cupboard, radiator, stairs leading to first floor.

### **Living Room**

24'3 x 13'6 (7.39m x 4.11m)

With bow window to the front elevation, feature electric wall fire with log affect, exposed brick wall, two radiators, double glazed sliding door leading into conservatory, opening into dining room.

### **Dining Room**

9'5 x 8'5 (2.87m x 2.57m)

With one radiator, door to hallway and door leading into kitchen, windows overlooks rear elevation.

### **Conservatory**

Overlooks the stunning rear garden and countryside, upvc double glazed construction, two radiators, door to rear garden.

### **Study**

9'9 x 7'5 (2.97m x 2.26m)

With tiled floor, telephone point and radiator, window to front elevation.

### **Kitchen**

16'8 x 14'5 (5.08m x 4.39m)

Re-fitted in 2018, with granite style 'Zen Caldeira' work surfaces with extensive range of fitted drawers and cupboards. inset bowl and half single drainer sink unit with mixer taps, inset four ring induction hob with stainless steel extractor hood above, built in double oven, further work surface with wall and base units, integrated fridge/Freezer, integrated washing machine, integrated dishwasher, tiled splashback, tiled floor, chrome radiator, recessed ceiling spotlights, free standing island unit with cupboards, drawers and wine rack, cupboard housing the gas fired central heating boiler, door to garage, window to rear elevation.

### **First Floor Landing**

With storage cupboard, laminate flooring, loft access and radiator.

### **Bedroom One**

15'7 11'1 (4.75m 3.38m)

Large walk in recessed wardrobe, laminate flooring, radiator, window to front.

### **Bedroom Two**

13' x 12' (3.96m x 3.66m)

Fitted double wardrobe, radiator, window to rear.

### **Bedroom Three**

12' x 11' max including depth of fitted double war (3.66m x 3.35m max including depth of fitted double)

Fitted double wardrobe, radiator window to front.

### **Bedroom Four**

8' x 11'1 (2.44m x 3.38m)

With Velux roof window to side, radiator.

### **Bedroom Five**

8'2 7'7 (2.49m 2.31m)

Fitted recessed double wardrobe, radiator, window to front.

### **Bathroom**

Panelled enclosed bath with curved screen, mixer taps and shower, pedestal wash hand basin, low level wc, vertical chrome radiator/heated towel rail, fully tiled walls and floor, window to rear.

### **Additional Bathroom**

Panelled enclosed bath with curved screen, mixer taps and shower, pedestal wash hand basin, low level wc, vertical chrome radiator/heated towel rail, fully tiled walls and floor, window to rear.

### **Outside**

The total grounds extend to approximately 0.6 acres. Set in an elevated location the garden gently slopes allowing views over open countryside in a north easterly direction.

### **Front Garden**

With large brick block paved driveway providing off road parking for about eight cars leading to garage, side entrance to rear garden.

### **Garage**

17'7 x 9' (5.36m x 2.74m)

Adjoining the house with up and over door, power and light.

### **Rear Garden**

With wall enclosed patio with paved steps leading down to a beautifully kept garden that is mainly laid to lawn with ornamental fishpond with short water course to second pond, with a variety of trees and shrubs, two timber framed sheds.

### **Cattery Reception Building**

Of insulated and lined timber construction under felt roof, with power and light, with double glazed windows and doors.

### **Timber Summer House**

Used for storage and overflow reception.

### **ANCILLARY BUILDING-**

Of brick construction under felt roof, with power and light, divided to give :

### **Isolation Unit**

6'5 x 3'10 (1.96m x 1.17m)

With solid rendered walls, tiled floor, power and light.

### **Wash Room**

With wash hand basin, electric water heater and tiled floor.

### **Cattery Kitchen**

12' x 10' (3.66m x 3.05m)

With laminate worktop surfaces with inset single drainer stainless steel sink unit with mixer tap, cupboards, under house electric water heater, plumbing for washing machine, tiled flooring.

### **Storage area**

### **Customer Cloakroom**

with low level wc and wash hand basin.

### **Main Cattery Building**

100' length (30.48m length)

Brick construction, 16 x solar panels, free electricity plus £600 income index-linked, 20 cattery units all with heating and light.

### **Additional Over Flow Cattery Building**

Of similar construction to main building. Accessed off secure entrance are three units, one double unit and two family units. (up to four cats).

### **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. If purchased as a business, all accounts can be seen prior to exchange.



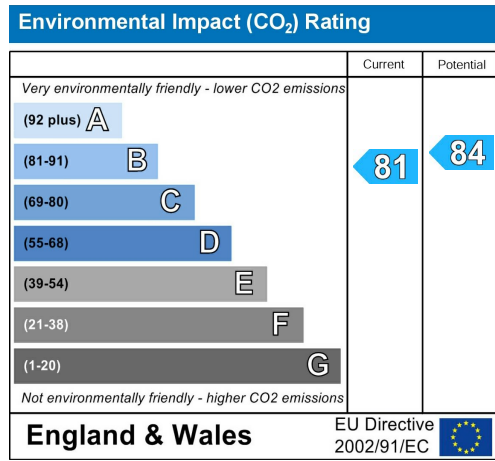
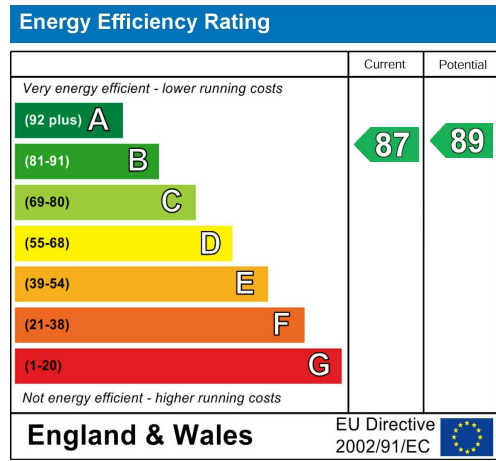


GROUND FLOOR



1ST FLOOR

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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