

**RUSH
WITT &
WILSON**



**192a Ninfield Road, Bexhill-On-Sea, East Sussex TN39 5DA
£400,000**

A very spacious modern four bedroom detached family house with two bathrooms, two reception rooms, conservatory, kitchen/breakfast room, utility room, downstairs cloakroom, en-suite to master bedroom, garage, off road parking, private front and rear garden with beautiful views of adjoining countryside to the rear. Viewing comes highly recommended by RWW. Council Tax Band E.



Entrance Hallway

Entrance door, window to the front elevation, single radiator, built-in cloaks cupboard.

Cloakroom

WC with low level flush, single radiator, corner wash hand basin with tiled splashbacks.

Living Room

17'11" x 10'11" (5.48m x 3.34m)

Bay window to the front elevation, two double radiators, ornate fireplace with living flame gas coal effect fire. Archway through to the dining room.

Dining Room

9'4" x 8'8" (2.87m x 2.66m)

Single radiator.

Conservatory

10'4" x 9'6" (3.17m x 2.90m)

UPVC double glazed construction with tiled floor, French doors and stunning views over the adjoining countryside to the rear.

Kitchen/Breakfast Room

11'4" x 10'7" (3.47m x 3.23m)

Window to the rear elevation with stunning countryside views. Fitted kitchen comprising a range of base and wall units with laminate worktops, one and a half bowl single drainer sink unit with mixer tap, gas hob with extractor canopy and light, tiled splashbacks, double radiator, built-in fridge and freezer, door through to the garage, integrated oven and grill. There is also a breakfast bar with seating.

Utility Room

With shelving and laminated worktop, plumbing for washing machine and dishwasher and door leads to the rear garden.

First Floor Landing

Access to the roof space and built-in linen cupboard.

Bedroom One

13'7" x 11'0" (4.15m x 3.37m)

Built-in wardrobe cupboards, single radiator, window to front elevation.

En-Suite

Comprising walk-in shower with electric shower controls and

shower head. w.c. with low level flush, pedestal wash hand basin, chrome heated towel rail, obscure glass window to the front elevation, tiled splashbacks.

Bedroom Two

11'0" x 9'10" (3.36m x 3m)

Window to the rear elevation, stunning countryside views, single radiator, built-in wardrobe cupboards.

Bedroom Three

14'9" x 8'3" (4.51m x 2.53m)

Window to front elevation, double radiator.

Bedroom Four

9'9" x 8'3" (2.98m x 2.52m)

Single radiator, window to the rear elevation with far reaching views over the countryside, single radiator.

Bathroom

Suite comprising panelled bath with shower screen, wall mounted electric shower controls and shower head, single radiator, obscure glass window to the rear elevation, tiled splashback, w.c. with low level flush, pedestal wash hand basin.

Outside

Front Garden

Mainly laid to lawn, screened with a combination of fencing and mature hedging and shrubbery, off road parking for several vehicles are available, patio pathway leads to the front entrance.

Rear Garden

Mainly laid to lawn and has a beautiful aspect with far reaching uninterrupted views of the adjoining countryside and fencing to all sides, patio area for alfresco dining, outside water tap, decked areas which lead to a timber framed shed and timber framed summerhouse which has power and light and additional tasteful features can be found in the garden, side access is also available .

Garage

Up & Over door, power and light

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that

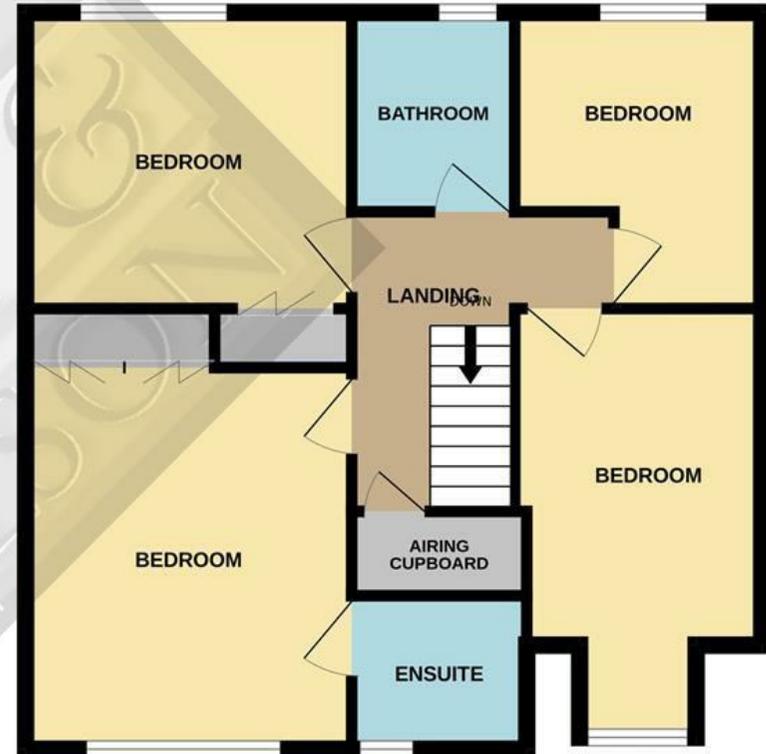
measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



GROUND FLOOR
719 sq.ft. (66.8 sq.m.) approx.



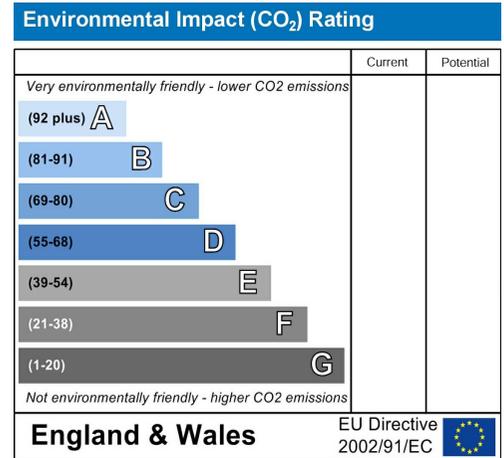
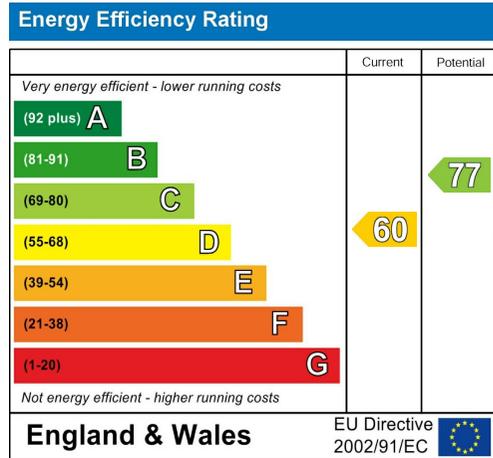
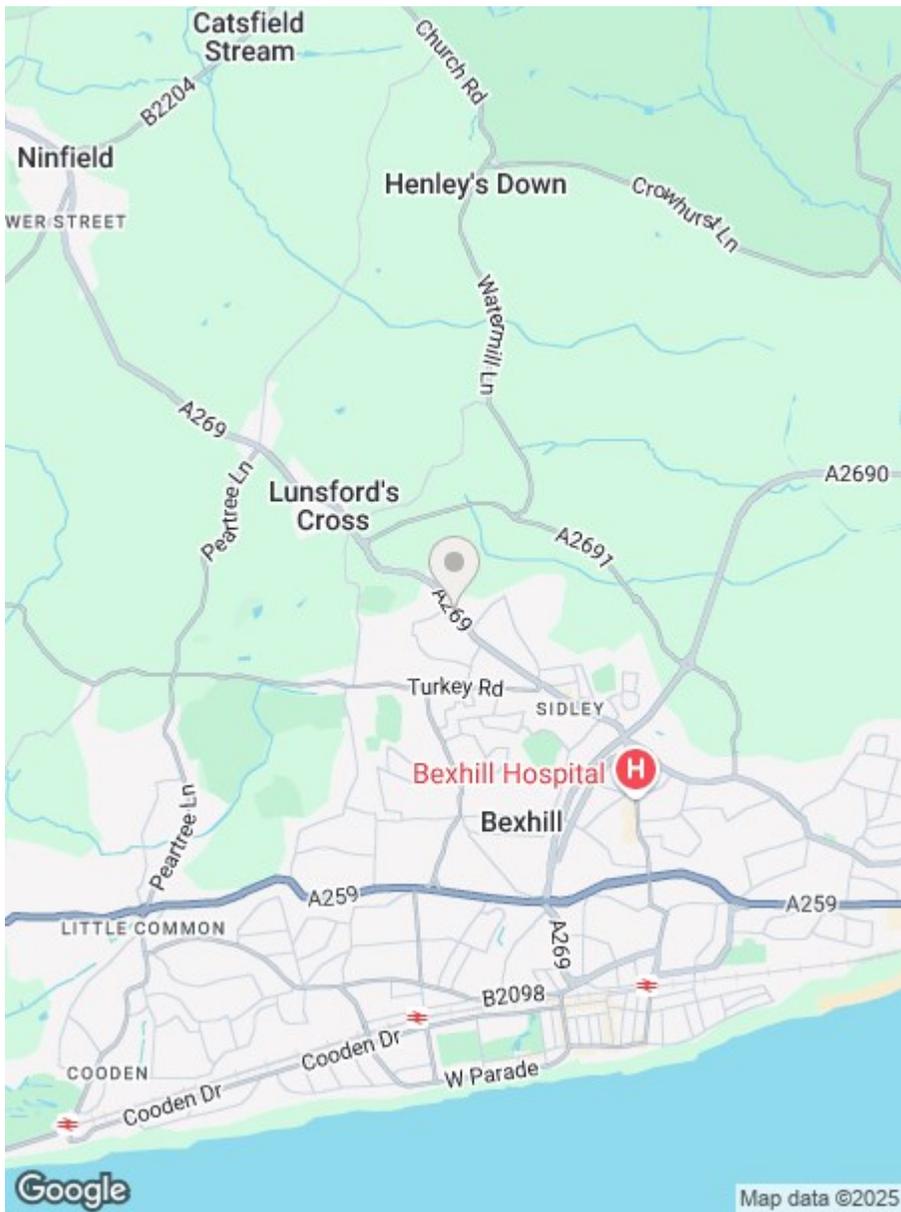
1ST FLOOR
600 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA : 1318 sq.ft. (122.5 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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