

**RUSH  
WITT &  
WILSON**



**5 St Marys Cottage Ninfield Road, Bexhill-On-Sea, East Sussex TN39 5DE  
£235,000**

**A beautiful two bedroom, mid-terrace Victorian cottage, with wood burning stove, gas central heating system, some double glazing, modern kitchen/ breakfast room, modern bathroom suite, approximately 150ft rear garden, off road parking available opposite on green, NO ONWARD CHAIN, viewing comes highly recommended by RWW sole agents.**



**Entrance Hallway**

With entrance door.

**Living Room**

22'2 x 11'7 (6.76m x 3.53m)

Window overlooks the front elevation, brick fireplace with multi fuel burning stove on quartz plinth, two large storage cupboards, single radiator.

**Kitchen/Breakfast Room**

11'5 x 11'4 (3.48m x 3.45m)

Window overlooks the side elevation with door leading to the rear garden, fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, one and half bowl single drainer stainless steel sink unit with mixer tap, plumbing for washing machine, space for tumble dryer, space for fridge, gas hob with extractor canopy and light, integrated oven and grill.

**Bathroom**

Suite comprising panelled bath with hand shower attachment, wc with low level flush, pedestal wash hand basin, tiled walls, obscured glass window overlooks the rear elevation, storage cupboards, walk-in shower with controls and shower head.

**First Floor Landing**

Access to roof space.

**Bedroom One**

11'10 x 11'7 (3.61m x 3.53m)

Window to the front elevation, built in linen cupboard, single radiator.

**Bedroom Two**

15'5 x 9'4 (4.70m x 2.84m)

Window to the rear elevation, single radiator, fitted wardrobe cupboards, dressing table and drawers.

**Outside****Front Garden**

Gate to front entrance door, designed for low maintenance in mind with some shrubbery, enclosed with fencing.

**Rear Garden**

A particular feature to the property, approximately 150 ft in length, mainly laid to lawn with a whole host of different

trees, plants and shrubs of various kinds, pergola with patio area for alfresco dining, ornamental fish pond, chipped stoned areas with shrubs, extends out and backs onto a woodland vista, side access, enclosed with mostly fencing, outside water tap.

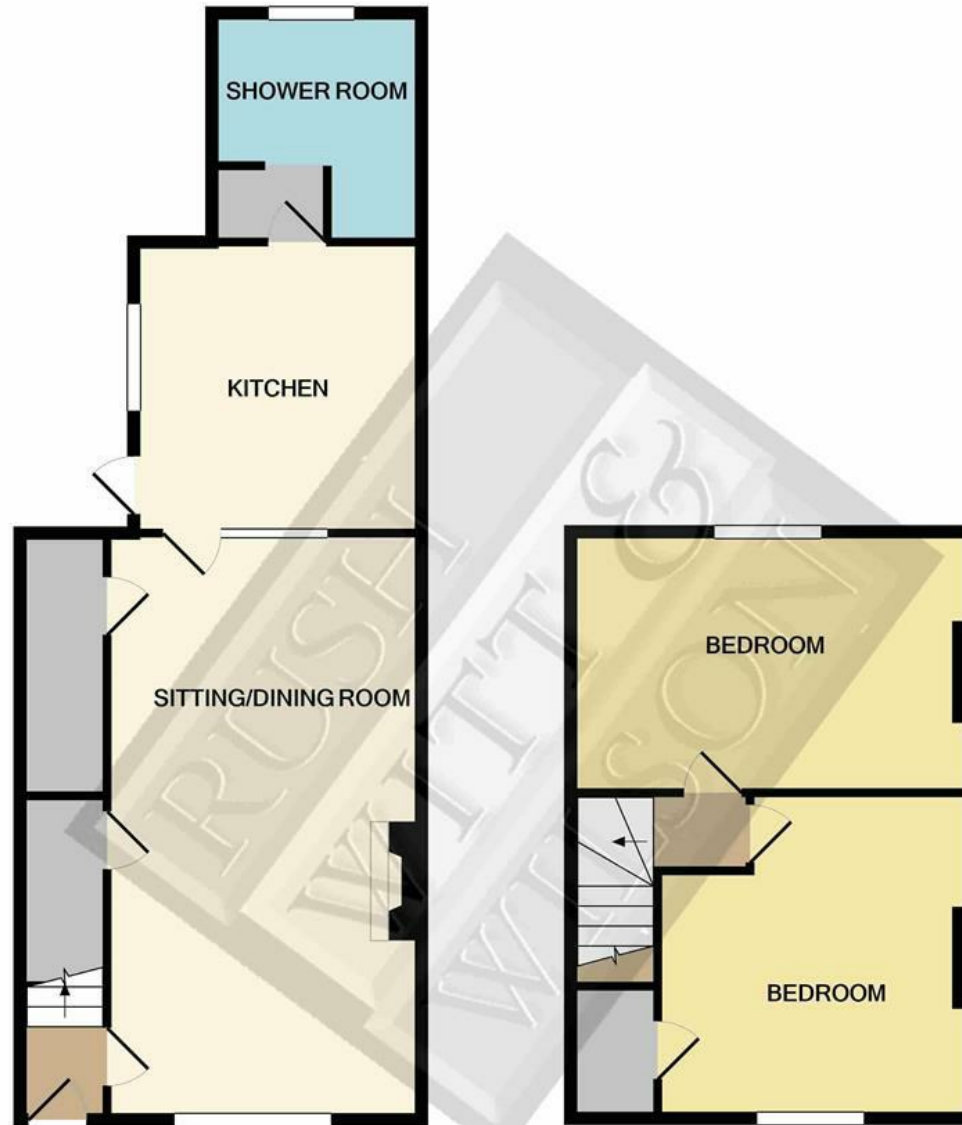
**Parking**

Available opposite the property on the green.

**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.



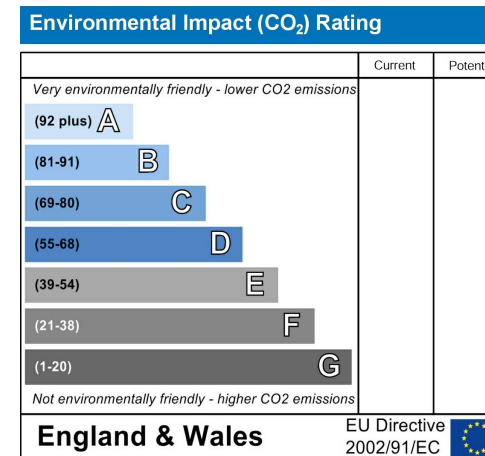
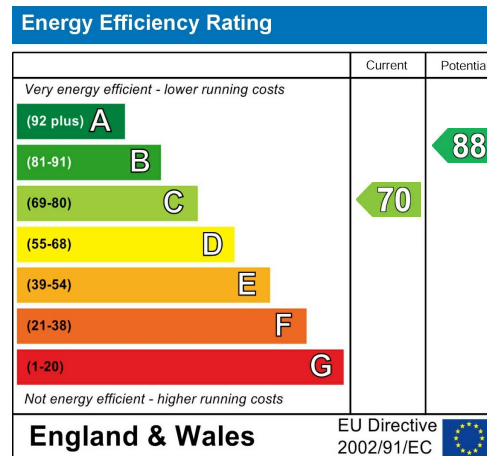


GROUND FLOOR  
 APPROX. FLOOR  
 AREA 502 SQ.FT.  
 (46.6 SQ.M.)

1ST FLOOR  
 APPROX. FLOOR  
 AREA 316 SQ.FT.  
 (29.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 818 SQ.FT. (76.0 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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