

**RUSH
WITT &
WILSON**



**134 Ninfield Road, Bexhill-On-Sea, East Sussex TN39 5BD
£435,000**

An impressive four bedroom detached family house with completed loft conversion offering an additional two bedroom bathroom, upvc conservatory, kitchen//breakfast room, double glazed windows and doors, arranged over three floors, gas central heating system, three bathrooms, downstairs cloak room, off road parking, private front and rear gardens, garage with additional loft storage, viewing comes highly recommended by RWW.



Covered Entrance Porchway

With wrought iron gate.

Entrance Hall

With entrance door, double radiator, laminate wood flooring, under stairs storage cupboard.

Cloak Room

WC with low level flush, wall mounted wash hand basin with tiled splashbacks, single radiator, obscured glass window to the side elevation.

Living Room

11'2 x 14'10 (3.40m x 4.52m)

Window to front elevation, double radiator, York stone fireplace.

Kitchen/Breakfast Room

17'8 x 13'3 (5.38m x 4.04m)

Double radiator, fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, single drainer sink unites with mixer tap, plumbing for washing machine and dishwasher, space for oven and hob, space for fridge and freezer, space for table and chairs.

Conservatory

10'7 x 7'9 (3.23m x 2.36m)

Doors to either side, UPVC double glazed construction, over looking the rear and side elevations.

First Floor Landing

Window to the side elevation, double radiator, built in airing cupboard, built in storage cupboard.

Bedroom One

10'8 x 11'7 (3.25m x 3.53m)

Window to the front elevation, double radiator, fitted wardrobe cupboard with sliding doors.

En-Suite Shower Room

Comprising walk in shower cubicle with chrome controls, chrome showerhead, wall mounted wash hand basin, tiled splashback, obscured glass window to the side elevation.

Bedroom Two

12'9 x 9'4 (3.89m x 2.84m)

Window to the rear elevation, single radiator.

Bedroom Three

9'1 x 8 (2.77m x 2.44m)

Window to the rear elevation, single radiator.

Bedroom Four

10'6 x 8' (3.20m x 2.44m)

Window to the front elevation, single radiator.

Bathroom

Suite comprising panelled bath with wall mounted electric shower unit, controls and showerhead, ornate hand-shower attachment, shower screen, wc with low level flush, inset wash hand basin with vanity units, wall mounted heated towel rail, obscured glass window to the side elevation, tiled walls.

Second Floor Landing

Window to the side elevation, access to roof space, double radiator, large storage cupboard with cold water tanks.

Bedroom Five

14'5 x 9'10 (4.39m x 3.00m)

Window to the front elevation, double radiator, eaves storage cupboards.

Bedroom Six

14'2 x 8'10 (4.32m x 2.69m)

Window to the rear elevation, double radiator, eaves storage space.

Bathroom

Suite comprising panelled bath, wall mounted electric shower unit, chrome controls and chrome showerhead, wc with low level flush, pedestal wash hand basin, heated towel rail, partly tiled walls, obscured glass window to the side elevation.

Outside

Front Garden

Designed with low maintenance in mind, beautiful shingled area with circular centre boarder with tree, enclosed to one side with fencing and mature shrubbery and plants, extensive off road parking is to be found to the front on the long driveway.

Rear Garden

Mainly laid to lawn with several patio areas designed for

alfresco dining, enclosed to all sides with a combination of fencing and mature shrubbery, trees and plants of various kinds, timber framed shed, side access, wood store, outside water tap.

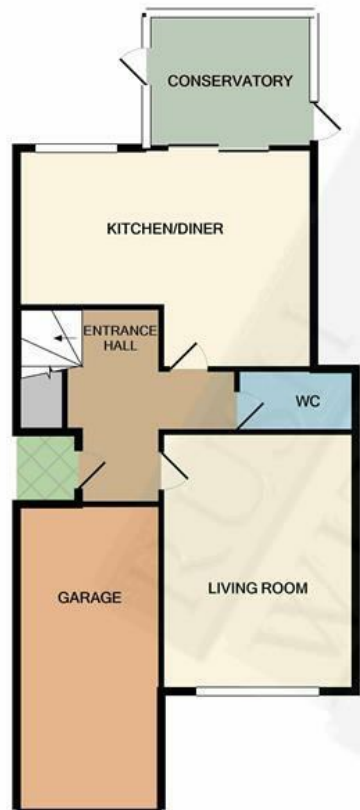
Garage

With up and over door, power and light.

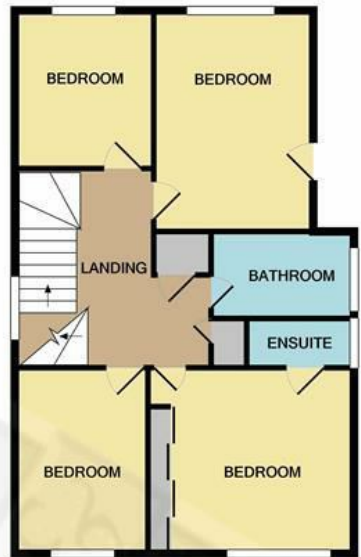
Agents Note

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.

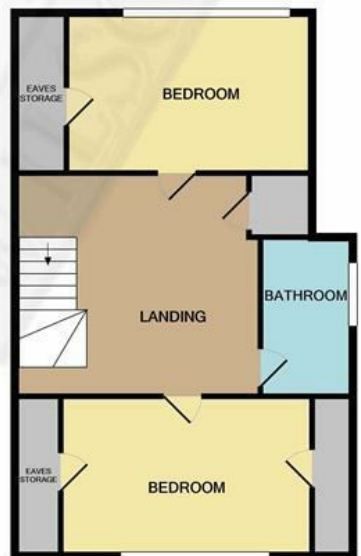




GROUND FLOOR
APPROX. FLOOR
AREA 689 SQ.FT.
(64.0 SQ.M.)



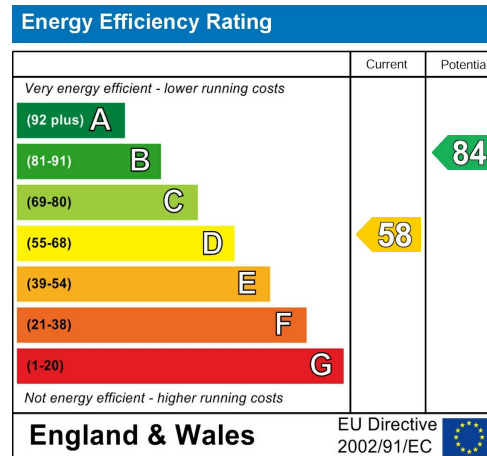
1ST FLOOR
APPROX. FLOOR
AREA 574 SQ.FT.
(53.3 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 572 SQ.FT.
(53.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1835 SQ.FT. (170.5 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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