

# Abbott & Abbott

Estate Agents, Valuers and Lettings



92 Ninfield Road, Bexhill-On-Sea, TN39 5BB

£250,000



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£250,000

# 92 Ninfield Road

Bexhill-On-Sea, TN39 5BB

- SEMI-DETACHED HOUSE
- TWO BEDROOMS
- GOOD SIZE GARDEN
- DOUBLE GLAZING
- CLOSE SHOPS
- OLDER STYLE
- TWO RECEPTION ROOM
- GAS HEATING
- NO CHAIN
- SCHOOLS NEARBY

Abbott and Abbott are offering for sale this two bedroom semi-detached older style house located just North west of the town centre

The property is offered for sale with no onward chain and has gas heating, double glazing and modern kitchen/bathroom fittings.

There are two bedrooms/two reception rooms, kitchen and bathroom.

There is a good size rear garden.

An excellent range of local shops are nearby , with bus services passing close-by and schools within walking distance.



## ENTRANCE HALL

**LIVING ROOM** 12'9" x 11'1" (3.9 x 3.4)

**DINING ROOM** 14'9" x 11'1" (4.5 x 3.4)

**KITCHEN** 8'6" x 7'6" (2.6 x 2.3)

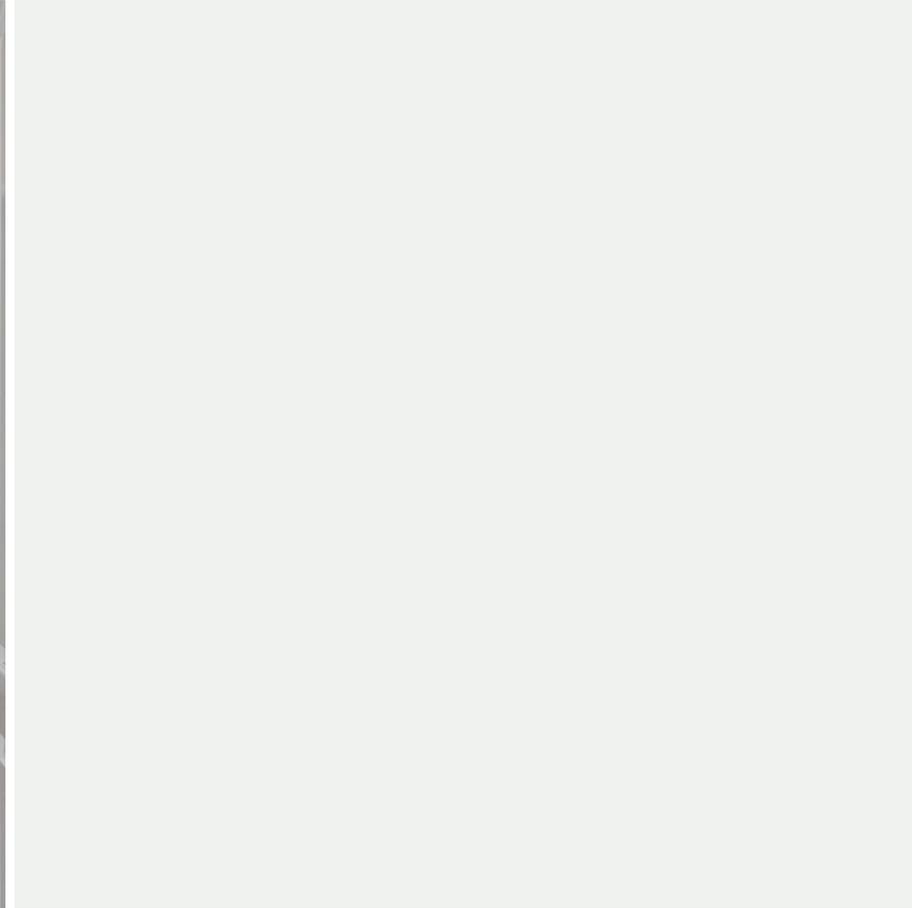
**LANDING**

**BEDROOM 1** 14'9" x 11'1" (4.5 x 3.4)

**BEDROOM 2** 12'9" x 11'1" (3.9 x 3.4)

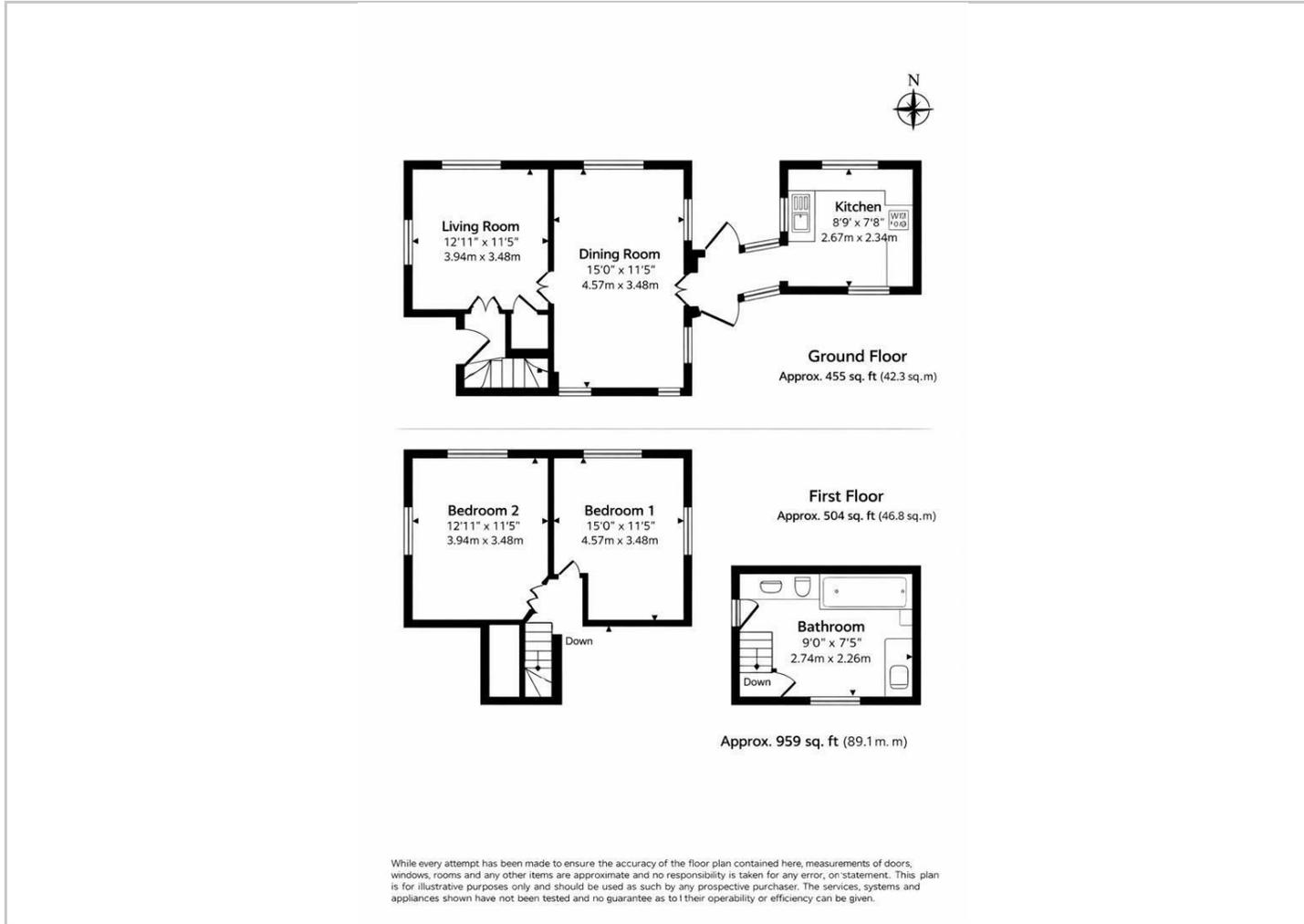
**BATHROOM**

**REAR GARDEN**





## Floor Plans



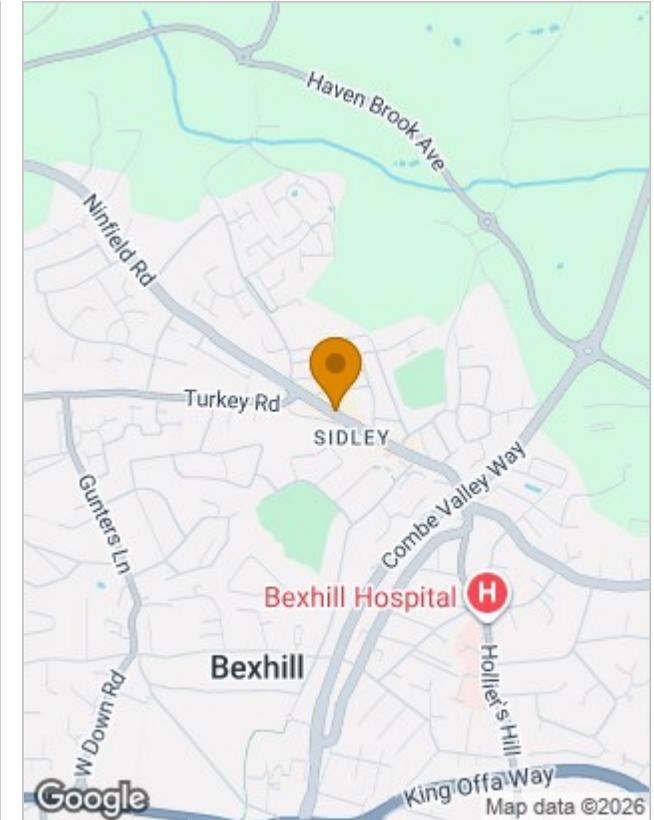
## Viewing

Please contact our Lettings Office on 01424 212233 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

