



Ninfield Road  
Bexhill-On-Sea, TN39 5JP

Offers in excess of £450,000 Freehold

Wyatt  
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Residential Sales

## Ninfield Road, Bexhill-On-Sea, TN39 5JP

Welcome to this charming semi-detached house located on Ninfield Road in the delightful town of Bexhill-On-Sea. This beautifully renovated property boasts three generously sized bedrooms, making it an ideal family home. The house has been extended by the present owners and features two well-appointed bathrooms, including an en-suite, ensuring convenience for all residents.

As you enter, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The living room is particularly cosy. The open-plan kitchen diner is a highlight of the home, designed to be both functional and stylish, perfect for family meals and gatherings.

The property is set within a landscaped garden, offering a private outdoor retreat. Additionally, there is a brick-built garden workshop that presents an excellent opportunity for conversion into a home office or gym, catering to your personal needs. Off-road parking is available for two vehicles, adding to the convenience of this lovely cottage-style home.

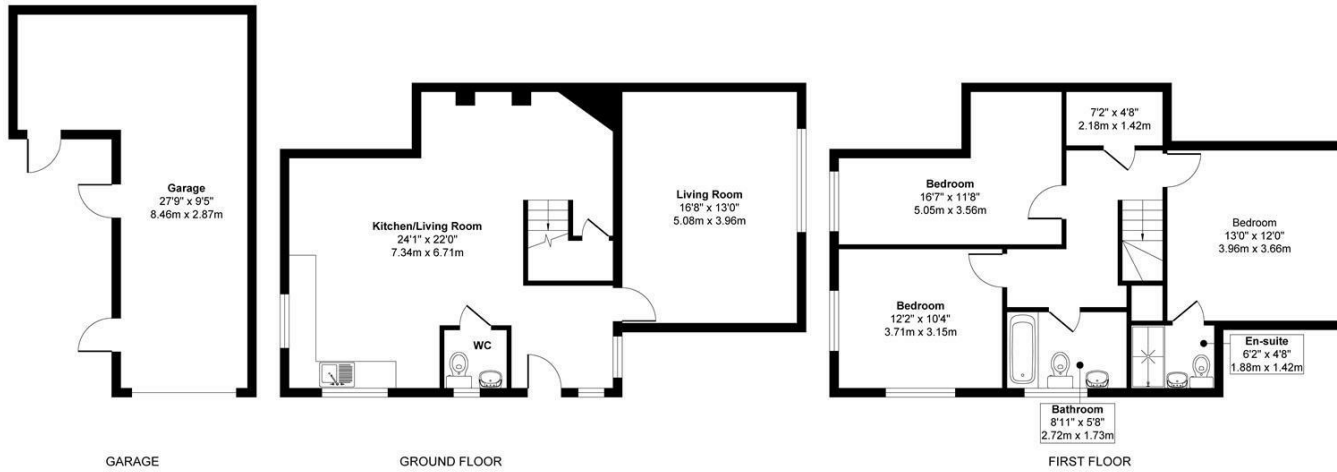
Finished to a high standard throughout, this semi-detached house combines modern living with charming features, making it a wonderful place to call home. With its excellent location and thoughtful design, this property is sure to appeal to those seeking comfort and style in Bexhill-On-Sea.



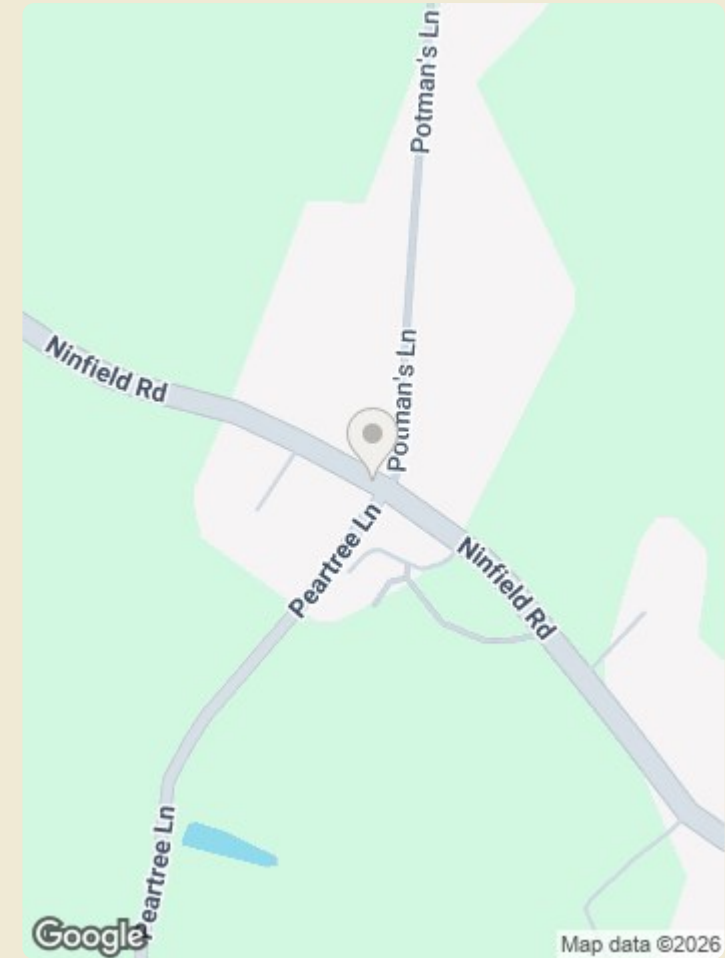
- TAX BAND C
- PRIVATE GARDENS
- FULLY RENOVATED TO A HIGH STANDARD THROUGHOUT
- EPC RATING E
- EXTENDED BY THE PRESENT OWNERS
- THREE WELL PROPORTIONED BEDROOMS
- NO ONWARD CHAIN
- BRICK BUILT OUTBUILDING SUITABLE FOR A WIDE VARIETY OF USES

# Ninfield Rd

Approximate Gross Internal Floor Area  
1713 sq. ft / 159.14 sq. m



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>		54	(39-54) <b>E</b>
(21-38) <b>F</b>		62	(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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