



  
**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

**£625,000** Ninfield Road, Bexhill-on-Sea TN39 5DD  
🛏️ 4 Bedroom   🛁 2 Bathroom   🪑 4 Reception



## AT A GLANCE...

Bexhill Estates are delighted to offer for sale this generously sized detached chalet bungalow. Nestled behind a gated driveway the property offers versatile accommodation within stunning wrap-around gardens. When you enter the property, you are greeted by a lobby area that leads into the reception hall. There is a fitted kitchen with matching wall and base units and laminated work surfaces. Integrated appliances include a dishwasher, fridge/freezer, an eye-level double oven and a wine cooler. With double doors leading to the garden, the kitchen and dining room are open plan and offer ample space for dining furniture. There is a separate utility room and access to the integrated garage. In addition, the ground floor benefits from a master suite with a dressing room and a four-piece en-suite bathroom. There is a good-sized dual-aspect lounge with a feature gas fireplace and double doors opening into the conservatory with under-floor heating and pleasant views of the gardens. There is a further ground-floor bedroom that could be used as a study if required. A staircase leads up to the first floor landing where you will find a bedroom with an en-suite shower room and an additional double bedroom. Furthermore, the property benefits from double glazing, gas central heating and some original parquet flooring still in very good condition.



### Key Features:

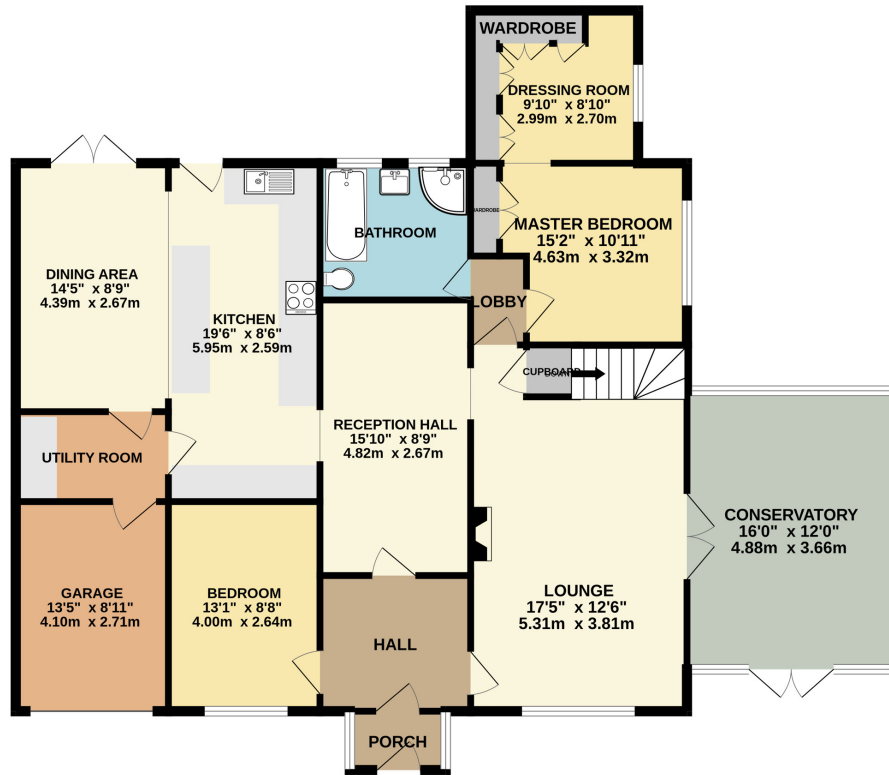
- Substantial Detached Bungalow
- Kitchen/Diner & Separate Utility Room
- Stunning Wrap Around Garden
- Four Reception Rooms
- Two Bathrooms
- Four Double Bedrooms
- Off-Road Parking And Integral Garage

Ninfield Road, Bexhill-on-Sea, East Sussex,  
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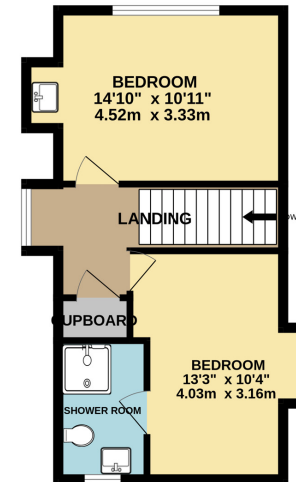
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GROUND FLOOR  
1524 sq.ft. (141.6 sq.m.) approx.



1ST FLOOR  
373 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 1897 sq.ft. (176.3 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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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		71
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	53	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### OUTSIDE -

The property boasts stunning gardens on three sides of the property. Predominantly laid to lawn with a variety of well-maintained shrubs, trees and plantings. Features include a fish pond with a waterfall, two garden sheds, a greenhouse, an assortment of fruit trees, a vegetable garden, a chicken coup and a beautiful pergola. In addition, there is an outdoor power supply, exterior lighting and side access to the front of the property.

The front of the property has a block-paved driveway for at least three vehicles and electric gates. Access is available to the garage via an electric roller door where you will find a wall-mounted boiler, power & light.

### LOCATION -

The house is located just 2.2 miles from Bexhill's seafront promenades, Town centre and mainline railway station. The railway station offers regular routes in to Hastings, Eastbourne, Brighton, Gatwick & London Victoria. You will find a children's Nursery, Primary & Secondary School all within close proximity of the property along with a local convenience store.

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