



Ninfield Road, Bexhill-on-Sea, East Sussex, TN39 5JR

Three Bedroom Chalet Style House With Gated Drive & Semi-Rural Aspects £650,000





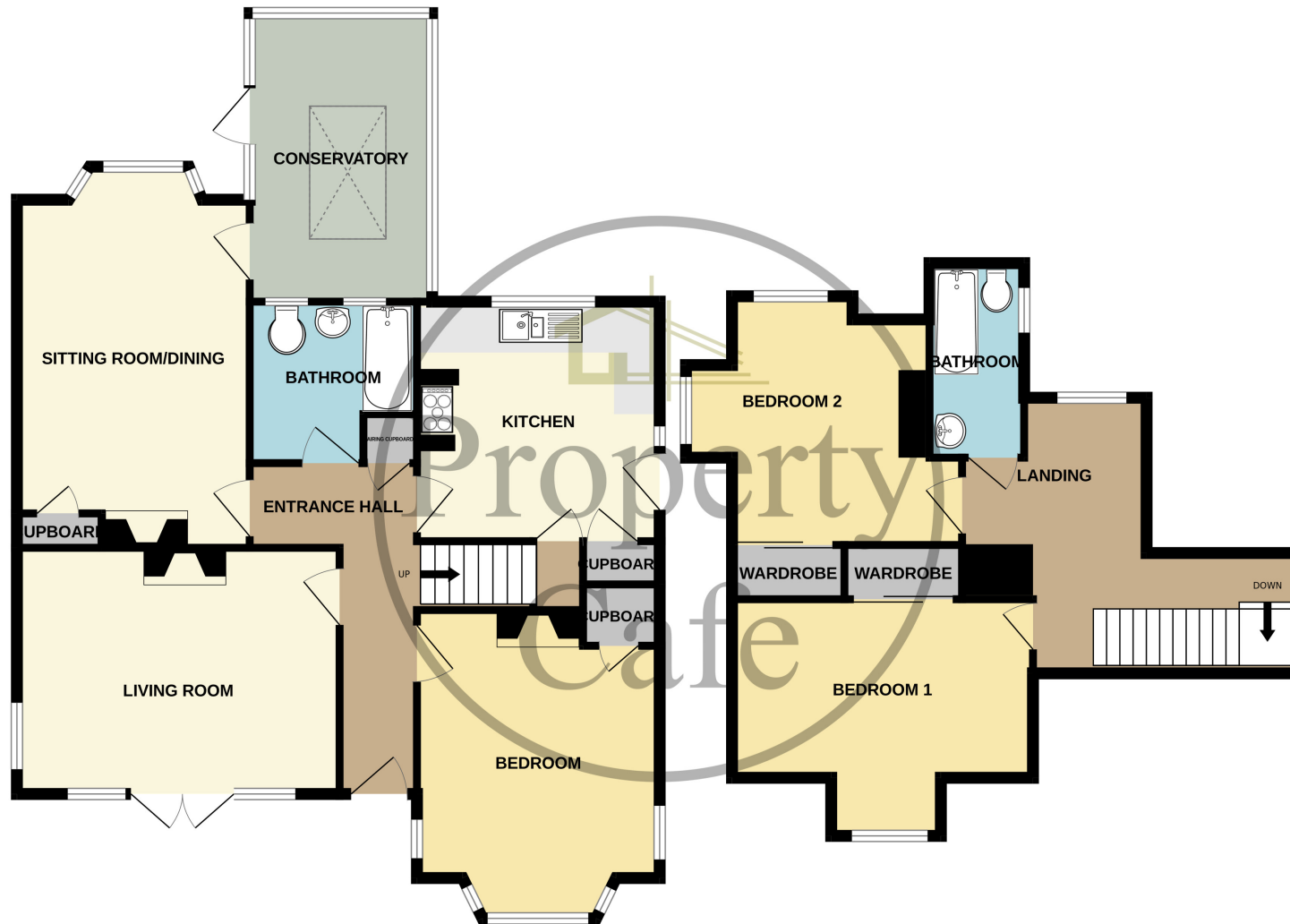
The property Café is delighted to offer for sale this immaculate three bedroom chalet style property situated in semi-rural location on the outskirts of Bexhill Town. Accommodation and benefits include: A gated entrance with pea-beach driveway offering ample off road parking leading to the front door. A well presented inner hallway with exposed wood flooring & neutral decoration with access through to a spacious facing dual aspect family lounge with central fireplace and patio doors leading out to the pleasant front garden area, a separate family room offering ample space to relax & entertain with log burner and double glazed patio doors leading out to a decked patio area, leading off the dining room you may note that there is good size UPVC conservatory overlooking the rear garden. There is a cottage style kitchen with the range of fitted wall and base units, ample work surface space and indeed space for kitchen appliances. As you will note from the adjacent floor plan on the ground floor there is a modern bathroom & a spacious bedroom (Bed 3) which is currently used as a spacious home office. On the first floor, there is a pleasant and bright landing area giving access to two good size double bedrooms and an additional family bathroom. Externally: You will note that Three Chimneys is set within its own gated pea-beach drive that offers ample off-road parking, a timber built two car garage and a further detached garage to the side. To the rear there is a substantial area of garden with timber decked patio area, a central lawn extending to the side, a large timber built summer house and additional timber built shed. As advised Three Chimneys enjoys a semi-rural location & sits within its own grounds with a gated drive offering ample parking, a timber built double garage and an additional brick built garage to the side.

For additional information or to arrange a viewing please contact our Bexhill sales team on 01424 224488.



GROUND FLOOR
1016 sq.ft. (94.4 sq.m.) approx.

1ST FLOOR
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA : 1508 sq.ft. (140.1 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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The property café is delighted to offer for sale this spacious and well presented three bedroom character chalet style property with benefits and accommodation that include: Three good size double bedrooms * Spacious South facing family Lounge * Cosy family dining room with log burner * Modern bathrooms on both the ground and first floor * Central heating and double glazing throughout * Immaculate in a hall with exposed wood flooring * Lovely character chalet style house with versatile and flexible accommodation * Good size rear garden mostly laid to lawn * Gated Pea- Beach driveway ample parking * Timber built double garage * Additional brick built single garage * Internal viewing highly recommended.





The property is situated on the rural outskirts of Bexhill town & within reach of both Ninfield & Battle. Bexhill Town Centre itself offers an excellent range of independent shops and amenities serving the local residents. Within the Town Centre you will find all the shops general facilities that you may need daily, most are independently owned and have been in existence for many years but of course there are also some excellent main shopping facilities. You will find an excellent Doctors surgery, various dentist's, excellent local pubs and restaurants, a main pharmacy & main post office. There is a regular bus services close by with service to Eastbourne and Hastings and both Collington & Bexhill Mainline stations are also close by providing excellent direct services routes to Gatwick, Ashford International & Central London.

- Immaculate three bedroom chalet style property
 - Three good size double bedrooms
 - Spacious South facing family Lounge
 - Cosy family dining room with log burner
 - Modern bathrooms on both the ground and first floor
 - Central heating and double glazing throughout
 - Immaculate in a hall with exposed wood flooring
 - Lovely character chalet style house
- Versatile and flexible accommodation
 - Good size rear garden mostly laid to lawn
 - Gated Pea- Beach driveway ample parking
 - Timber built double garage
 - Additional brick built single garage
 - Sought After Semi-Rural Location
 - Internal viewing highly recommended.