



168 Ninfield Road, Bexhill-on-Sea, East Sussex, TN39 5DA

Spacious Three Storey / Three Bed Town House With Ample Parking & Large Integral Garage £289,950 - Freehold



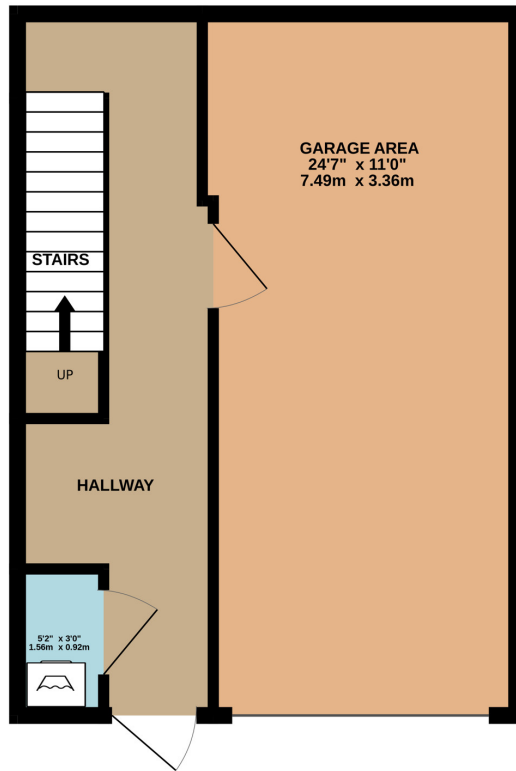




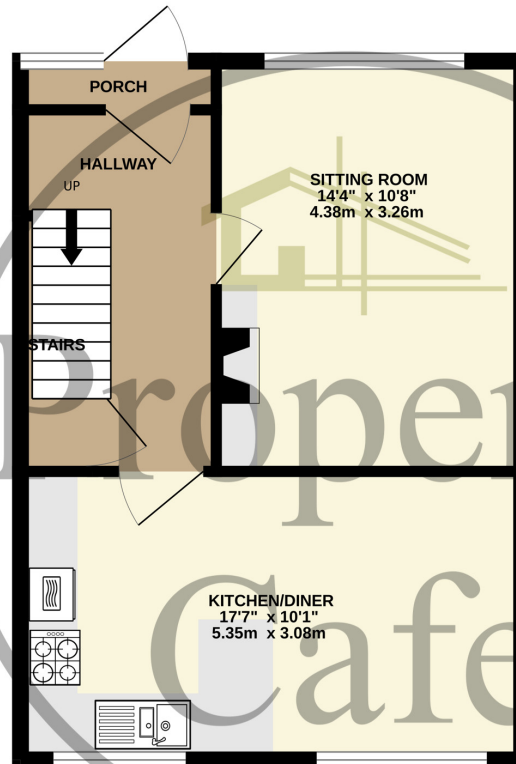
A modern Three Storey Three Bedroom Terraced Town House with accommodation & benefits that include: A well presented inner hall \* Good Size South Facing Family Lounge \* Modern Kitchen-Diner With Lovely Views \* Three Good Size Family Bedrooms \* Modern 1st Floor Family Bathroom \* Central Heated & Double Glazed Throughout \* Large Integral Garage Offering Scope \* (Currently Used As Large Home Gym) \* Separate Ground Floor Utility Room \* Lower Hall With Door Out To The Parking & Garden \* Off Road Parking For x4 Cars \* Areas Of Enclosed Gardens To Both Front & Rear \* A Well Presented & Spacious Family Home With Lovely Country Side Views To The Rear \* Internal Viewing Highly Recommended. For any additional details please contact our Bexhill sales team on 01424 224488



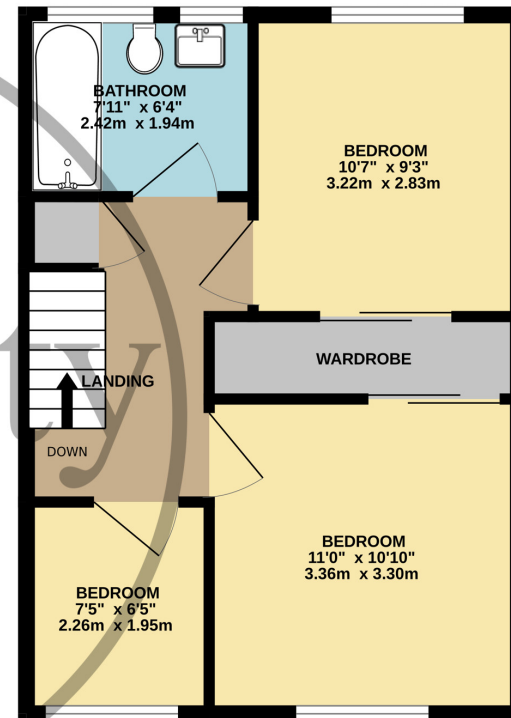
**LOWER GROUND FLOOR**  
430 sq.ft. (39.9 sq.m.) approx.



**GROUND FLOOR**  
426 sq.ft. (39.6 sq.m.) approx.



**1ST FLOOR**  
422 sq.ft. (39.2 sq.m.) approx.



**TOTAL FLOOR AREA : 1277 sq.ft. (118.7 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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**Bedrooms:** 3  
**Receptions:** 2  
**Council Tax:** Band B  
**Parking Types:** Driveway.  
**Heating Sources:** Central. Gas.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** E (45)  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** FTTP.  
**Accessibility Types:** Not suitable for wheelchair users.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		74
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>	45	
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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The property is situated on the outskirts of Bexhill Town & close to Sidley Town Centre within a popular & quiet residential area. There are excellent shopping & transport facilities close by. Sidley Town Centre offers both independent & main brand shops offering an array of services. You will also find main bus routes into the town centre close by & Bexhill Mainline railway station is only 1.5 miles away offering excellent regular routes into Hastings, Eastbourne, Brighton, Gatwick & London. The new link road is within easy driving distance which dramatically reduces the travel time to the A21 and the Conquest Hospital.

- Spacious Three Bedroom Town House
    - South Facing Family Lounge
  - Well Presented Accommodation Throughout
    - Modern Kitchen-Diner With Lovely Views
      - Three Good Size Family Bedrooms
      - Modern 1st Floor Family Bathroom
  - Central Heated & Double Glazed Throughout
- Large Integral Garage Offering Scope
  - (Currently Used As Large Home Gym)
  - Separate Ground Floor Utility Room.
    - Off Road Parking For x4 Cars
    - Enclosed Front & Rear Garden
    - Viewing Highly Recommended.