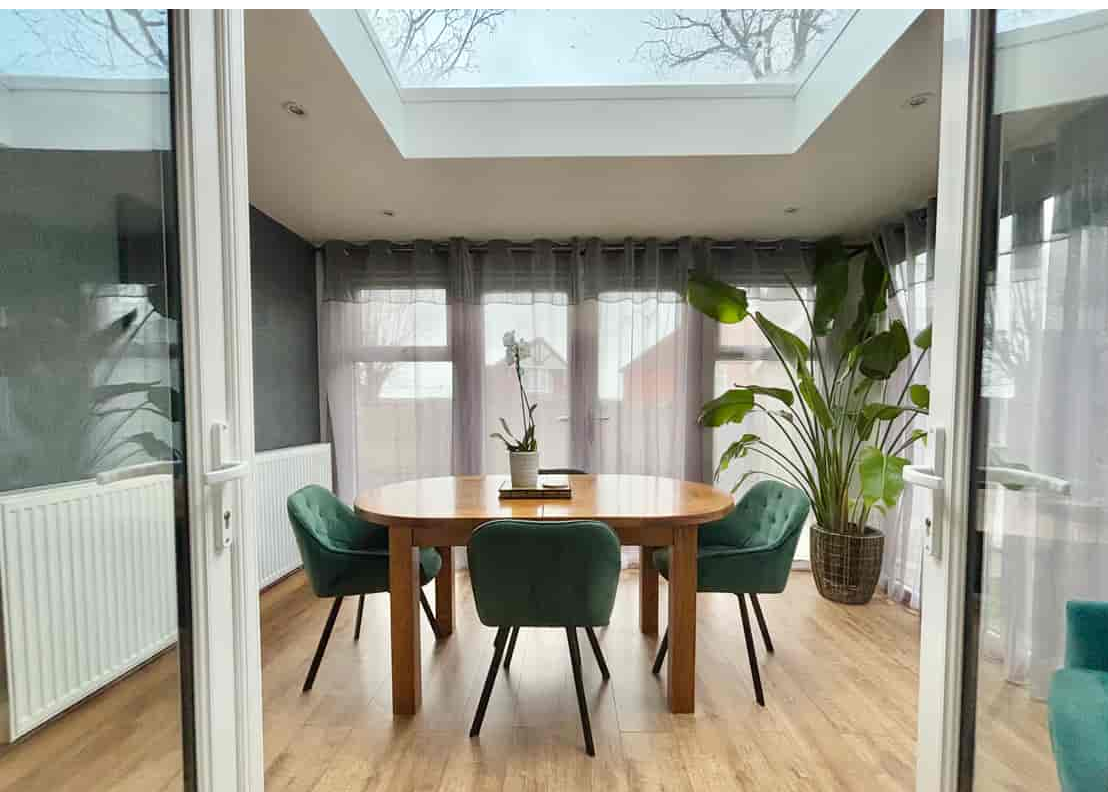




193 Ninfield Road, Bexhill-on-Sea, East Sussex, TN39 5DA

Stunning Three Bedroom End Of Terrace House With Generous Gardens £340,000



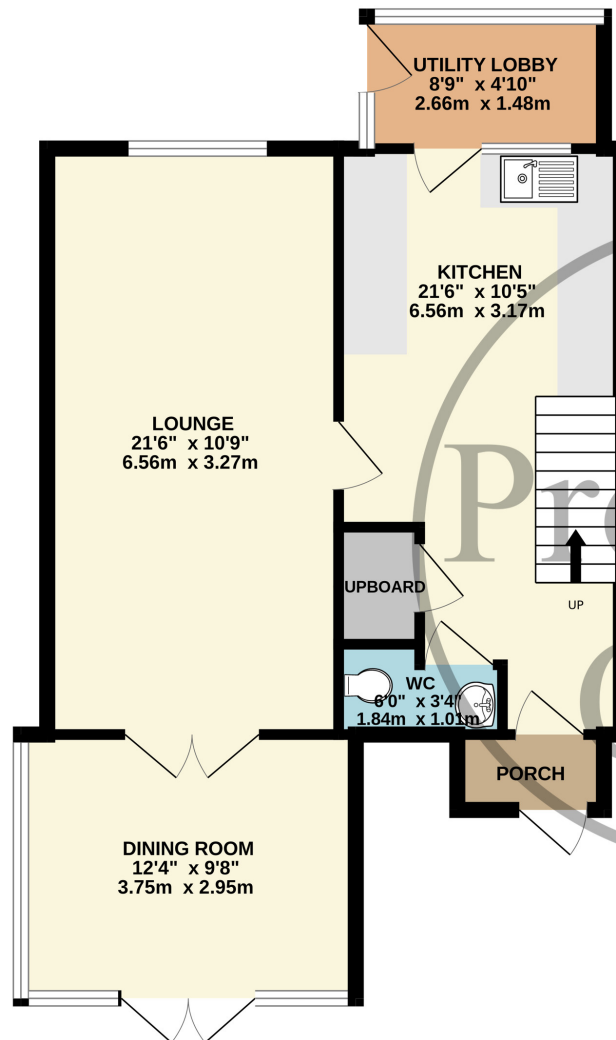


Property Cafe are delighted to present to the market this extremely well presented three bedroom, end of terrace house for sale with generous gardens; Accommodation and benefits include; An entrance porch; Inner entrance hall opening to a spacious modern fitted kitchen offering ample cupboard & worktop space in addition to freestanding appliances; Utility lobby fully plumbed and giving access to a hardstanding area of the garden; Large lounge, an excellent space to entertain; Separate dining room via an extension with french doors onto the garden; Ground floor WC consisting of toilet and hand wash basin. Upstairs comprises of three well proportioned double bedrooms and a modern fitted family bathroom offering bath & overhead shower, wash basin, heated towel rail & WC. Externally this house boasts a wrap around garden currently separated into a large patio with pond and area of lawn with a pergola housing a hot tub area; Additionally there is a log cabin with fitted sauna and summer house. To the rear there is a single detached garage and easy first come first serve parking. This property is offered for sale in excellent condition throughout and with gas central heating & double glazing. We recommend you view at your earliest convenience.

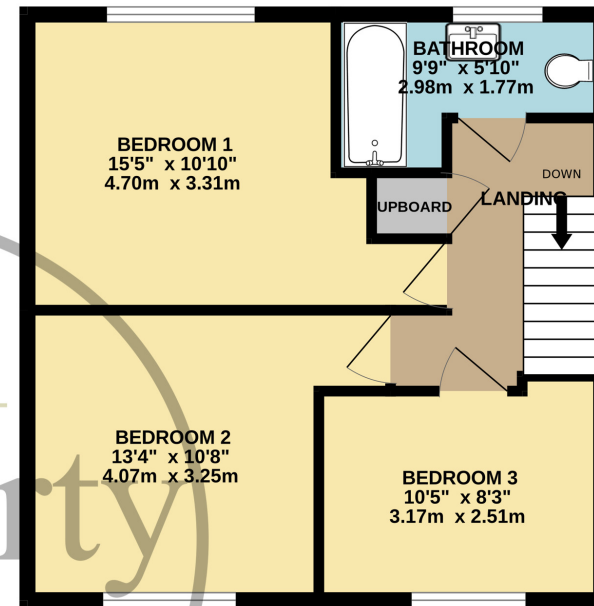
Situated in a sought after and convenient pocket of Bexhill, Ninifield Road offers easy access to Ninfield, Battle, Bexhill & Sidley town centre in addition with an array of independent & main brand shops, local bus routes, mainline railway station offering excellent regular routes into Hastings, Eastbourne, 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.



GROUND FLOOR
631 sq.ft. (58.6 sq.m.) approx.



1ST FLOOR
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 1085 sq.ft. (100.8 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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At Property Café we believe it important to give clear and straight forward advice to both buyers and sellers alike. Whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person; with this in mind we have developed a unique lounge style environment that allows you the time and space to discuss your requirements with us in detail and enjoy your property search in comfort. Our trained consultants look forward to meeting you.





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- Stunning Three Bedroom End of Terrace House For Sale
 - Substantial Gardens With Log Cabin & Summerhouse
 - Spacious Lounge
 - Extended Separate Dining Room
 - Large Modern Fitted Kitchen
 - Three Well Proportioned Double Bedrooms
- Modern Fitted Bathroom
 - Ground Floor WC
 - Utility Lobby.
 - Single Garage Separate To Rear
 - Viewing Highly Recommended