



212 Ninfield Road, Bexhill-on-Sea, East Sussex, TN39 5DD

Exclusive & Immaculate Four Bedroom Chalet Bungalow With Spectacular Gardens & Gated Entrance £649,950

- Freehold





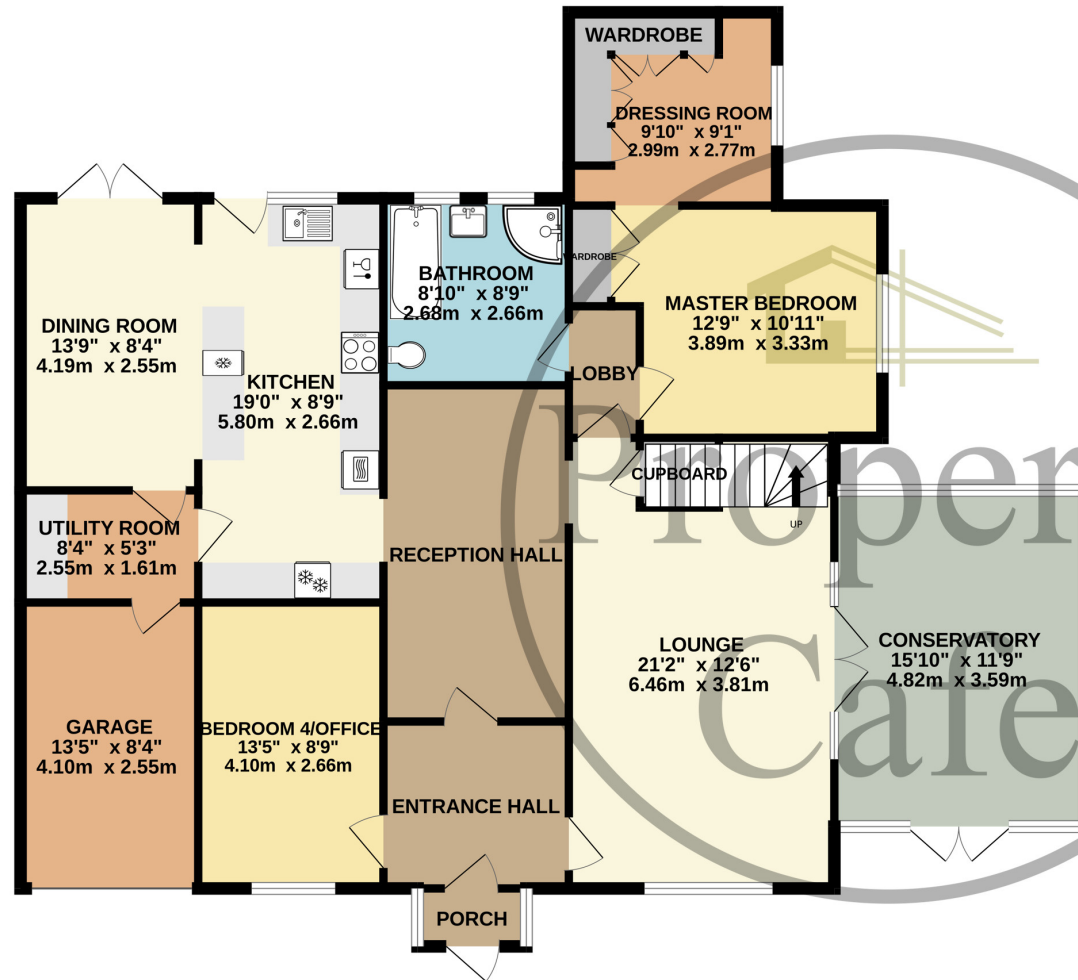




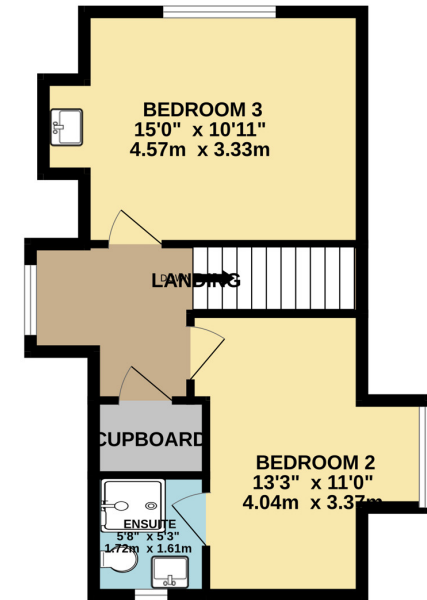
Property Cafe are delighted to present to the market this immaculately presented four bedroom, detached chalet bungalow, with generous manicured gardens for sale in a sought after semi-rural position of Bexhill. Accommodation and benefits include; A secured gated entrance giving access to the property; A porch leading into a light & airy entrance hall; A further reception hall/area; Spacious lounge with feature fireplace and access onto a bright & sunny conservatory overlooking the garden; Modern fitted kitchen with ample cupboard & worktop space in addition to integrated appliances including fridge/freezer, oven, hob, dish washer and wine cooler; Separate dining room with french doors leading onto an area of patio; Utility room housing space for freestanding white goods; Ground floor master bedroom offering a walk-in wardrobe/dressing area; A further ground floor double bedroom/home office; Modern fitted family bathroom comprising of bath, spearate shower cubicle, wash basin & WC; The 1st floor consists of two further double bedrooms one of which with an en-suite shower room. Externally the property boasts immaculately kept and manicured wrap around garden with various seating areas, sheds, vegatable plot and pergola; Single garage with electric roller door; Off-road parking via block paved driveway tucked behind electric gates. Other benefits include; gas central heating, double glazing throughout, alarm system with CCTV, internal oak doors, outside taps and external power poitns. We recommend you arrange an internal viewing to appreciate this property in full.



GROUND FLOOR  
1552 sq.ft. (144.2 sq.m.) approx.



1ST FLOOR  
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 1942 sq.ft. (180.4 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:** 4  
**Receptions:** 4  
**Council Tax:** Band E  
**Council Tax:** Rate 3119.52  
**Parking Types:** Driveway. Garage.  
**Heating Sources:** Double Glazing. Gas. Gas Central.  
 Underfloor Heating.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** E (53)  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** ADSL.  
**Accessibility Types:** Lateral living.

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



At The Property Cafe we believe it important to give clear and straight forward advice to both buyers and sellers alike and 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 which allows you the time to discuss your requirements with us and enjoy your property search in comfort. Our trained consultants will be on hand to assist you with any questions you may have. We very much believe in giving accurate viewing feedback to our clients after each viewing so would ask you to call us with your feedback as soon as convenient.







The property is situated within a semi-rural and sought after pocket of Bexhill; Offering an array of local attractions and amenities. A short distance to both Bexhill town centre and Little Common Village which offers an excellent range of independent shops and amenities serving the local residents, the superb De La Warr Pavilion regularly featuring bands, shows and international artists. You will find all the general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years, an excellent Doctors surgery & dentist, vibrant local pubs and restaurants, a pharmacy & main post office. There are regular bus services close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.

- Characterful Four Bedroom Detached Chalet Bungalow For Sale
  - Secure & Private Setting With Electric Gates
  - Immaculately Kept & Manicured Gardens
- Generous Lounge & Conservatory Overlooking The Gardens
- Modern Fitted Kitchen With Integrated Appliances
- Master Bedroom With Walk-in Dressing Room
- Two Ground Floor Bedrooms & Family Bathroom
- Two 1st Floor Double Bedrooms & Modern Fitted Shower Room
- Garage & Off-Road Parking For Several Cars
  - Sought After Semi-Rural Location