



OAKFIELD



Ninfield Road, Bexhill-On-Sea

Auction Guide £295,000





# SUMMARY

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An attractive and well-proportioned three-bedroom detached home, ideally situated on the popular Ninfield Road in Bexhill.

This spacious property offers comfortable living with a practical layout, perfect for families or those looking to upsize.

The accommodation includes a generous lounge/dining room, a fitted kitchen, and a shower room fitted with a large walk-in shower cubicle, low level WC, wash hand basin, and bidet.

Each of the three bedrooms offers good space, making the home both functional and versatile. Outside, the property features a large driveway to the front, providing ample off-road parking.

To the rear, you'll find a pleasant garden that includes a raised terrace — perfect for outdoor dining — which leads to the main garden area, offering a great space for relaxation or entertaining.

The property would benefit from general upgrading throughout.

Offered to the market with no onward chain, 132 Ninfield





Road presents an excellent opportunity to secure a detached home in a convenient and well-connected location.





### Living Room

78'9" x 36'3"

### Kitchen

36'5" x 29'7"

### Bedroom One

42'11" x 36'3"

### Bedroom Two

36'5" x 29'9"

### Bedroom Three

23'2" x 23'0"

### Bathroom

32'9" x 29'6"

Council Tax Band D - £2561 per annum

























# INFORMATION

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## Tenure

Freehold

## Local Authority

## Council Tax Band

**D**

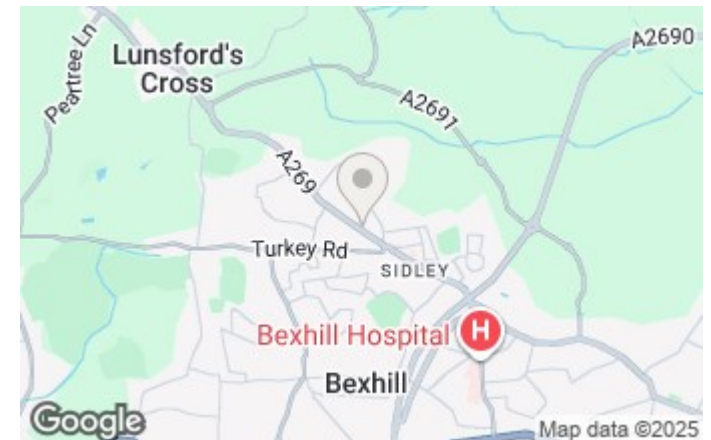
## Opening Hours

Monday to Friday	9.00am - 5.30pm
Saturday	9.00am - 4.00pm

## Viewings

Please contact us on 01424 224700 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map

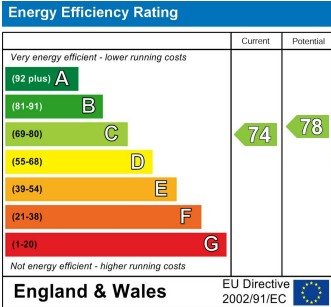




Floorplan



Energy Efficiency Graph



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