



OAKFIELD



College Road, Bexhill-On-Sea, TN40 1TN

Asking Price £365,000



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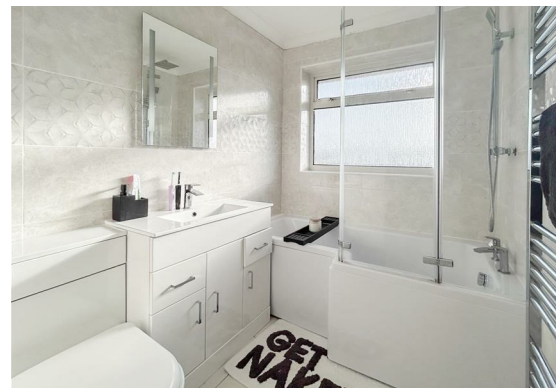
Nestled in the sought-after Penland Wood area of Bexhill, College Road unveils a contemporary haven of style and comfort.

This beautifully presented three-bedroom semi-detached family home is situated on the popular Penland Wood estate and is marketed solely by Oakfield Estate Agents, featuring a well-presented front entrance porch leading into the hallway and downstairs cloakroom. The property offers a spacious lounge/dining room with doors opening onto a patio area, and a fitted kitchen with excellent workspace.

To the first floor are three good-sized bedrooms and a modern family bathroom, providing ample space for family living or hosting guests. Occupying a generous plot with rear and side gardens, the outdoor space includes lawned areas and a paved patio, along with a driveway providing off-road parking and a single garage.

Conveniently located close to Ravenside Retail and Leisure Park, with nearby bus routes and a range of local amenities. Viewing is strongly advised to avoid disappointment.





**Lounge**  
18'1" x 11'1" (5.52m x 3.38m)

**Kitchen**  
14'0" x 7'5" (4.27m x 2.26m)

**WC**  
3'6" x 2'7" (1.08m x 0.80m)

**Porch**

**Bedroom**  
11'9" x 8'6" (3.58m x 2.59m)

**Bedroom**  
11'3" x 10'8" (3.44m x 3.26m)

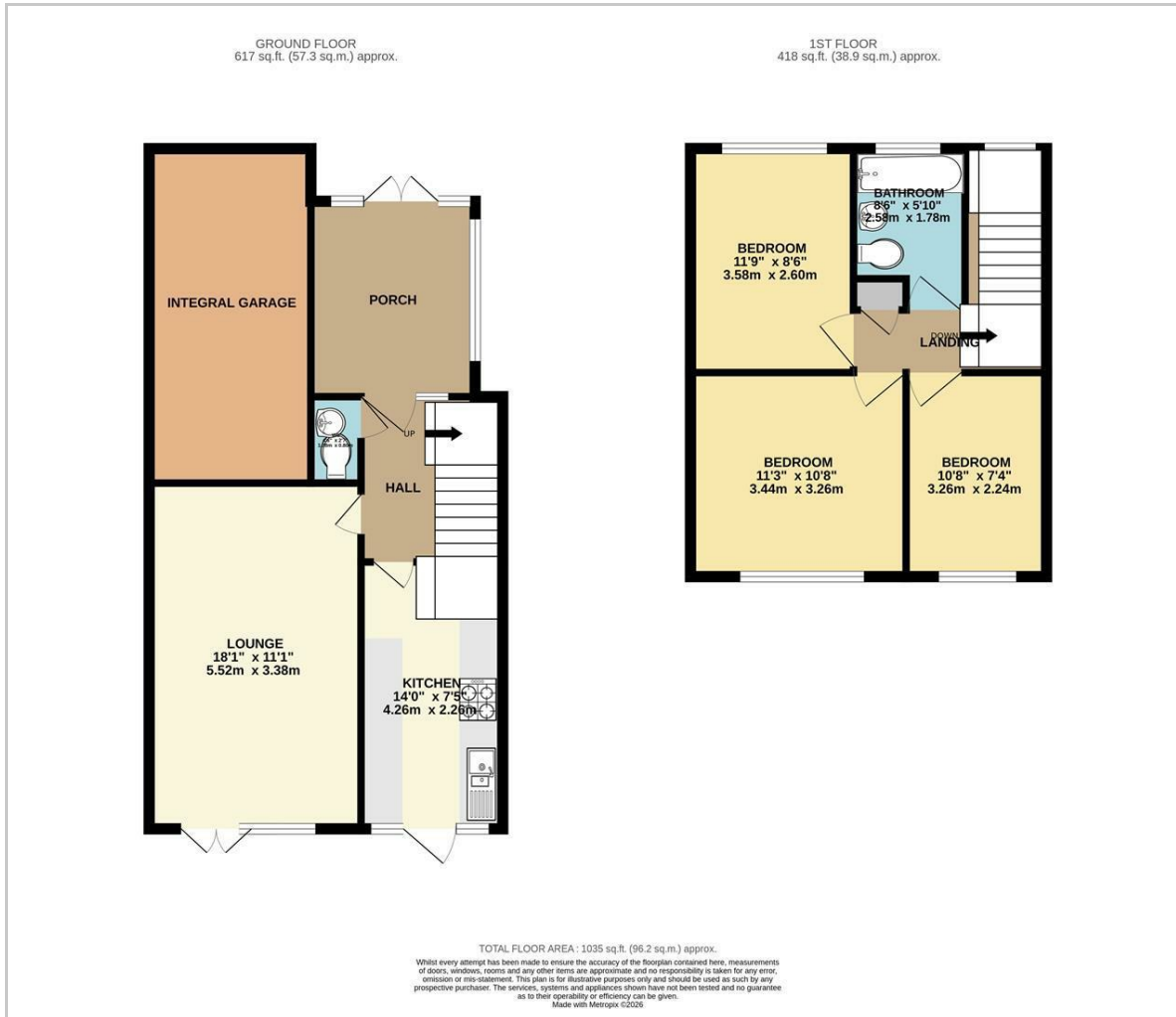
**Bedroom**  
10'8" x 7'4" (3.26m x 2.24m)

**Bathroom**  
8'6" x 5'10" (2.59m x 1.78m)

**Council Tax Band C - £2,400.84 Per Annum**



## Floor Plan



## Viewing

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

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## Area Map



## Energy Efficiency Graph

