



OAKFIELD



Ninfield Road, Bexhill-On-Sea TN39 5BD

Guide Price £300,000



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## Ninfield Road, Bexhill-On-Sea TN39 5BD

This three-bedroom end of terrace coach house on Ninfield Road, Bexhill, offers spacious living across multiple levels.

The ground floor features a welcoming lounge that flows into a dining room, perfect for everyday living and entertaining.

The separate fitted kitchen provides plenty of room for meal preparation, while a convenient downstairs W/C adds practicality.

Upstairs, there are three double bedrooms, providing ample space for family or guests.

The converted loft area offers additional versatility, with potential to be transformed into two further bedrooms.

Outside, the property includes a courtyard garden with side access, ideal for low-maintenance outdoor enjoyment





**Kitchen**  
12'2 x 6'11 (3.71m x 2.11m)

**Living Room/Dining Room**  
18'1 x 17'1 (5.51m x 5.21m)

**Bedroom 1**  
14'1 x 12'2 (4.29m x 3.71m)

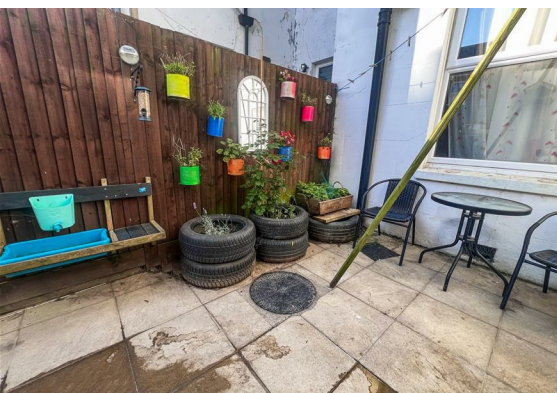
**Bedroom 2**  
11'2 x 11'2 (3.40m x 3.40m)

**Bedroom 3**  
11'2 x 7'3 (3.40m x 2.21m)

**Bathroom**  
6'11 x 4'11 (2.11m x 1.50m)

**WC**  
5'11 x 2'0 (1.80m x 0.61m)

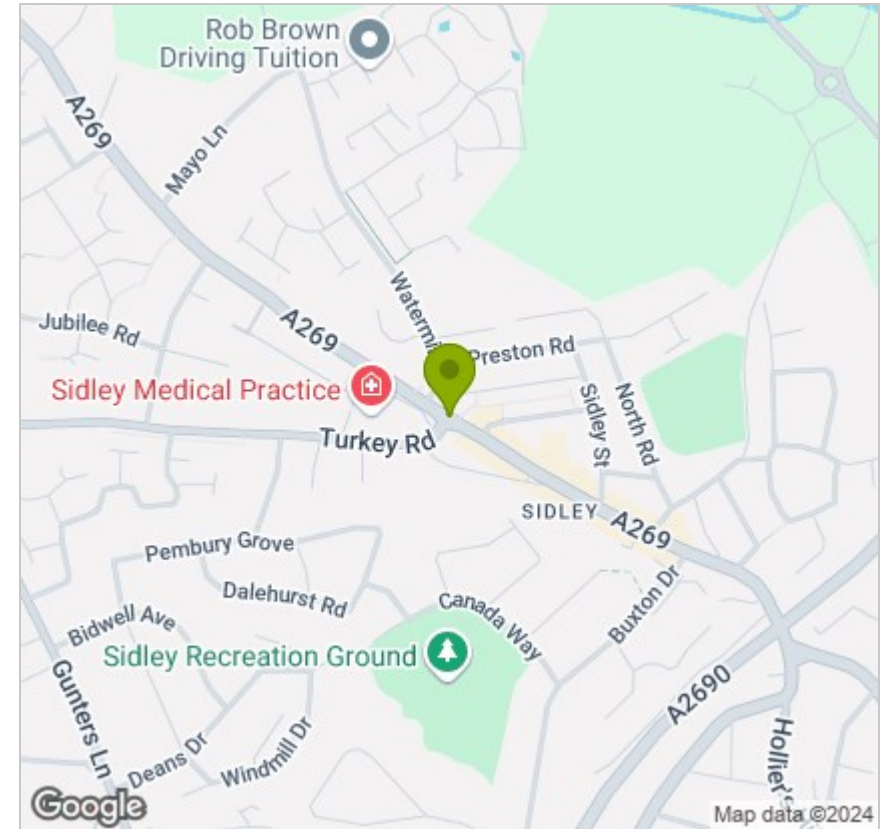
**Council Tax Band = B £1,897 per annum**



## Floor Plan



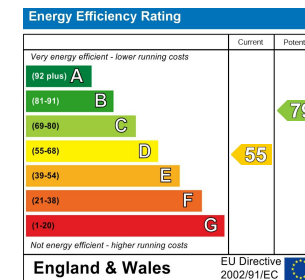
## Area Map



## Viewing

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

## Energy Efficiency Graph



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