



OAKFIELD



Nimbus Avenue, Ninfield TN33 9FP

Asking Price £284,950





## Nimbus Avenue, Ninfield TN33 9FP

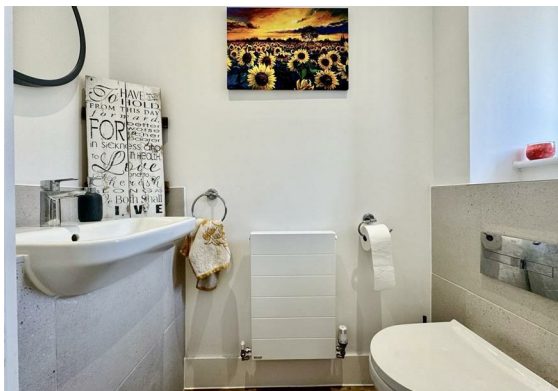
Located in the peaceful village of Ninfield, just 2.9 miles from Bexhill-on-Sea, this modern two-bedroom home offers the perfect blend of countryside living with excellent access to nearby town amenities.

The property features two generous double bedrooms. The main bedroom, located at the rear, includes an en-suite shower room, while the second bedroom at the front offers flexible use as a guest room, child's bedroom or home office. A well-appointed family bathroom with contemporary tiling, a full-size bath, shower, and heated towel rail completes the upper floor, alongside two built-in storage cupboards.

Downstairs, the fully-fitted kitchen includes integrated appliances such as a fridge/freezer, dishwasher, washing machine, oven, hob, and extractor fan, all finished with stylish marble countertops and ample storage. A separate downstairs WC is conveniently located near the entrance.

The spacious living/dining room offers access to the private rear garden via French doors and includes two additional storage cupboards. With room to adapt the space to your lifestyle, this property is ideal for both first-time buyers and downsizers alike.

Situated close to local shops, green spaces, and only a short drive from Bexhill town centre—with its shops, restaurants and local football club—this property combines comfort, practicality, and location.







### Living/Dining Room

18'8 x 16'1 (5.69m x 4.90m)

### Kitchen

9'10 x 8'8 (3.00m x 2.64m)

### Bedroom 1

16'9 x 10'10 (5.11m x 3.30m)

### Bedroom 2

10'4 x 9'10 (3.15m x 3.00m)

### Bathroom

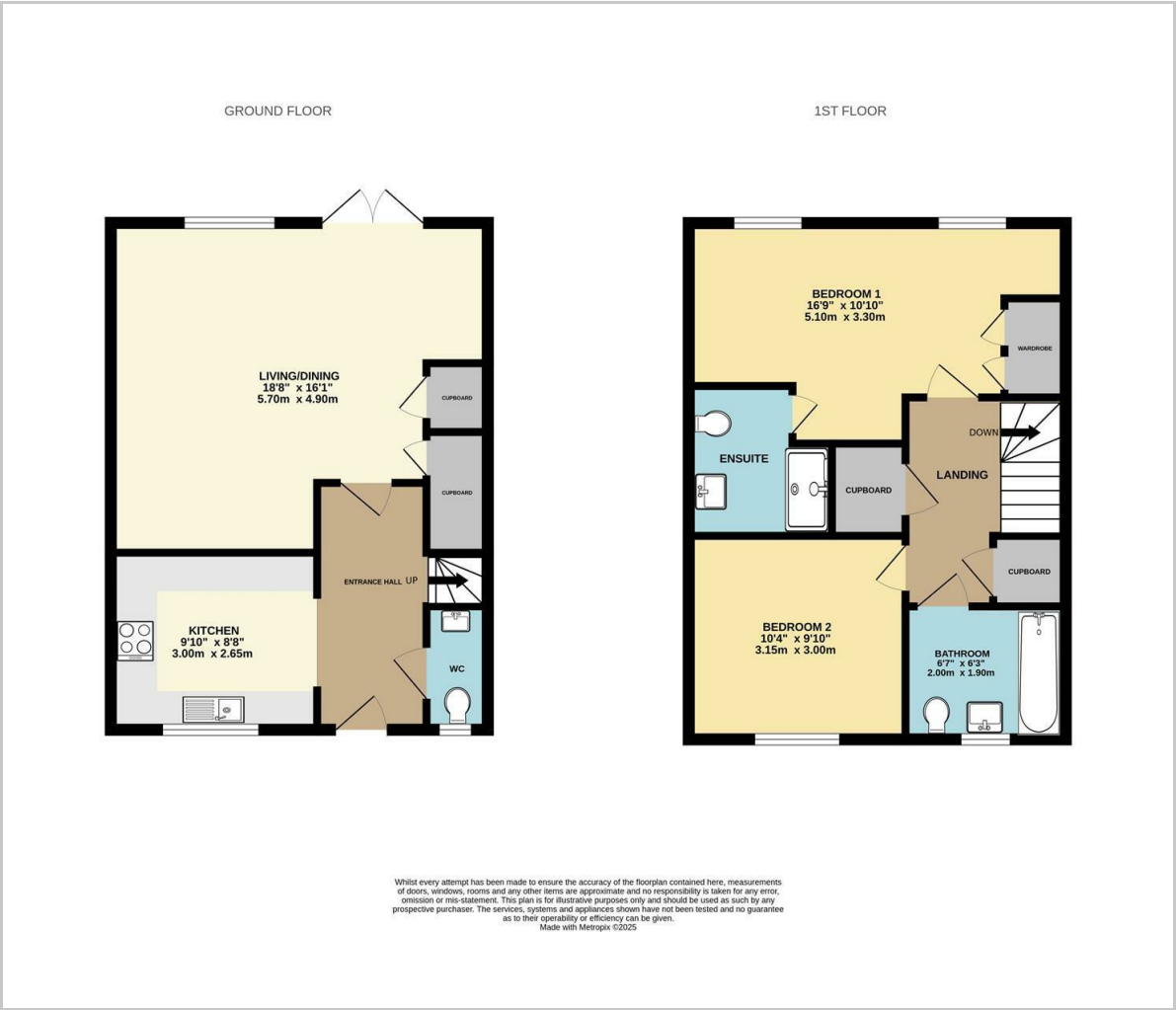
6'7 x 6'3 (2.01m x 1.91m)

Council Tax Band - D





Floor Plan

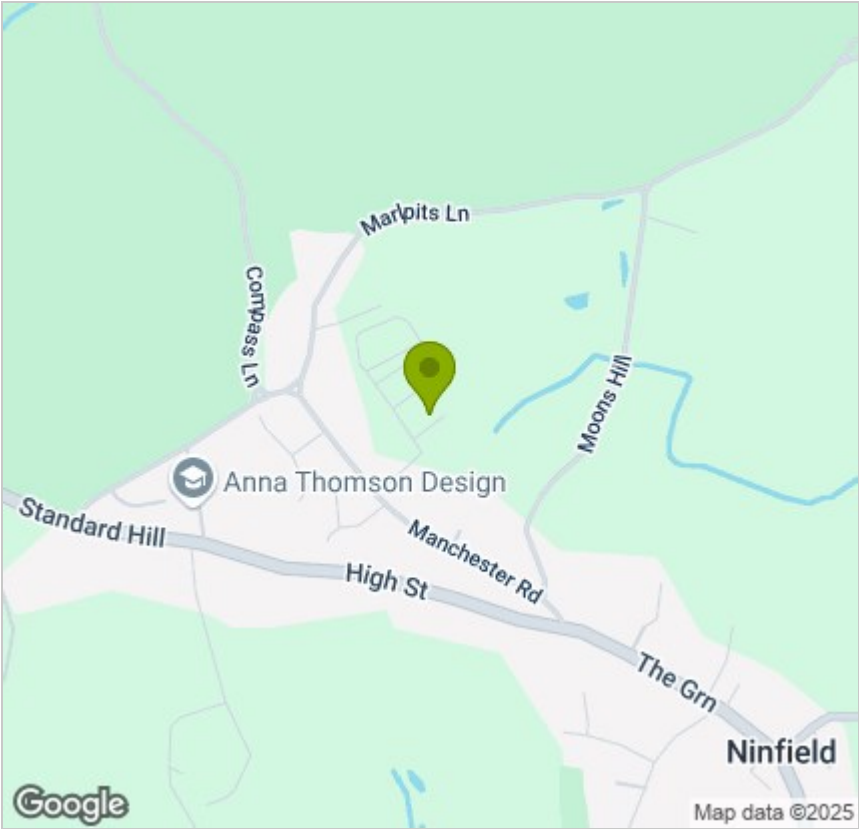


Viewing

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

