



OAKFIELD



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

Asking Price £365,000



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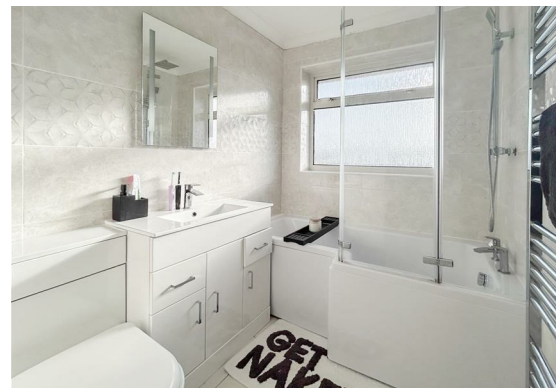
Nestled in the sought-after Penland Wood area of Bexhill, College Road unveils a contemporary haven of style and comfort.

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 - £2277 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

