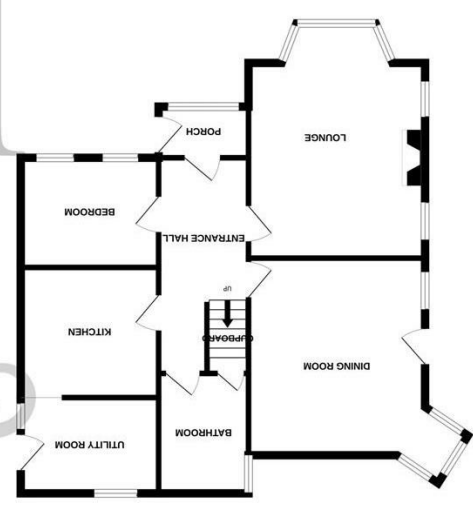
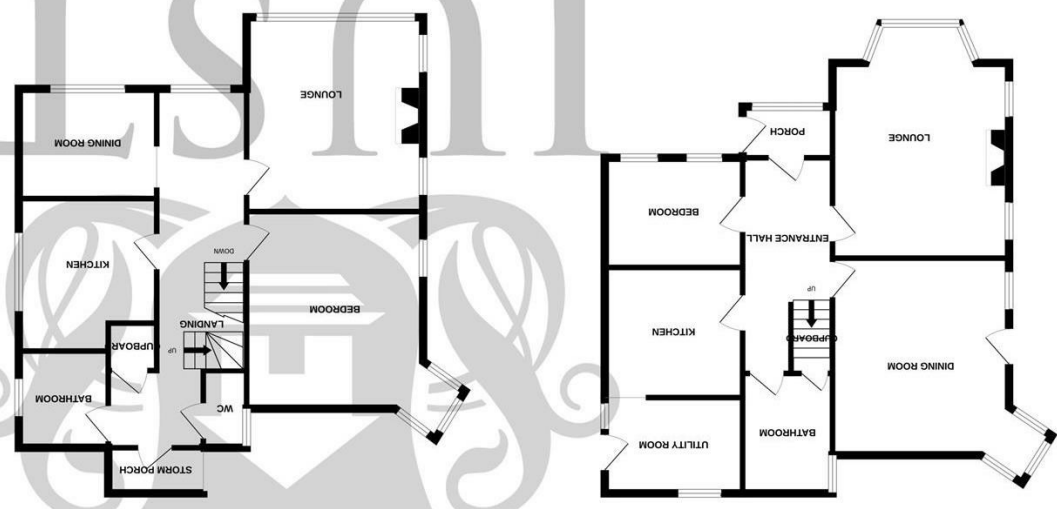
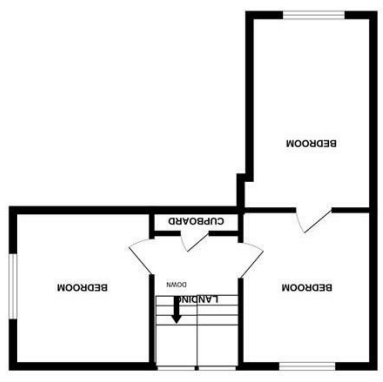


England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	(11-20)
G	(21-30)
F	(31-40)
E	(39-54)
D	(55-60)
C	(69-80)
B	(81-91)
A	(92 plus)
Very energy efficient - lower running costs	
Current	Potential

**Energy Efficiency Rating**



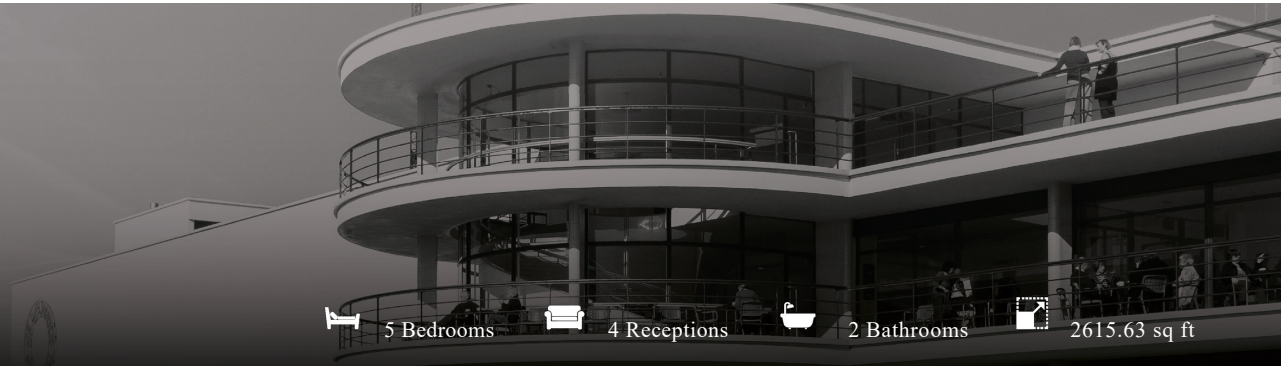
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# FLOORPLANS

191 Ninfield Road, Bexhill-On-Sea, TN39 5DA

www.justproperty.net



Freehold

# £575,000

191 Ninfield Road, Bexhill-On-Sea, TN39 5DA





5 Bedrooms 4 Receptions 2 Bathrooms 2615.63 sq ft

## PROPERTY DETAILS

Just Property are delighted to bring to the market "The Ridge", a substantial and impressive period detached home.

This exceptional property is ideally suited to multi-generational living and is currently arranged to provide a self-contained ground floor annexe, with the upper floors forming a spacious maisonette. The layout offers excellent flexibility, with the ground floor operating independently and the first and second floors benefiting from their own private entrance, creating ideal accommodation for extended families seeking both privacy and connection. The property can also be easily reconfigured back into one impressive six-bedroom detached home.

The accommodation is generous and versatile throughout. Accessed via an entrance porch, the property opens into an impressive entrance hall. The ground floor comprises a lounge, dining room, kitchen, utility room, bathroom, and bedroom, forming a fully self-contained annexe.

The upper maisonette is arranged over two floors, with the first floor offering a kitchen, dining room, spacious lounge with picture window and far-reaching views, bathroom, separate WC, and landing. The second floor provides further bedrooms along with a dressing room or study, ideal for modern living or home working.

Externally, the property occupies a generous plot with ample off-road parking and a car port, ideal for a campervan or caravan. The rear garden enjoys a sunny aspect and is mainly laid to lawn with decking, a barbecue area, and excellent entertaining space, with an additional secluded front garden.

Conveniently located close to local shops, schools, and the amenities of Bexhill town centre, including a mainline railway station with direct links to London.

Viewing is highly recommended—please contact Just Property, the sole agents, to arrange.



## ROOM DIMENSIONS

Entrance Hallway	Kitchen 10'9 x 10 (3.28m x 3.05m)
Reception One 16'7 x 12'5 (5.05m x 3.78m)	Bedroom 14 x 12'5 (4.27m x 3.78m)
Reception Two 13'9 x 12'5 (4.19m x 3.78m)	Bathroom
Kitchen 9'9 x 7'9 (2.97m x 2.36m)	Second Floor Landing
Utility Room 9'9 x 8'9 (2.97m x 2.67m)	Bedroom 11'2 x 9'4 (3.40m x 2.84m)
Bathroom	Bedroom 10'5 x 6'5 (3.18m x 1.96m)
Bedroom 9'9 x 7'9 (2.97m x 2.36m)	Bedroom 10 x 8'7 (3.05m x 2.62m)
First Floor Landing	Driveway
WC	Car Port
Reception Three 16'7 x 12'5 (5.05m x 3.78m)	Rear Garden
Reception Four 10'7 x 7'9 (3.23m x 2.36m)	Front Garden

## FEATURES

- Magnificent & Substantial Period Home
- Five Bedrooms
- Four Reception Rooms
- Currently Arranged with Annexe
- Extensive Off Road Parking
- Good Sized Rear Garden
- Far Reaching Views
- Two Bathrooms
- Close to Shops, Schools and Countryside
- Vendors Suited

