

STEPHEN JAMES

RESIDENTIAL



Ninfield Road, Bexhill-On-Sea, TN39 5HG



Ninfield Road

A site with planning granted for eight dwellings, following the demolition of the church building and church hall. The site extends to approximately 0.45 acres and the planning reference is RR/2024/127/P through Rother District Council.

- Eight Dwellings
- All come with parking
- Central Location
- Planning Granted
- Generous Gardens
- Close To The Seafrot

This development offers future residents the ultimate "walkable lifestyle." Located moments from the revitalized Sidley High Street, the site provides immediate access to essential retail including Lidl and Tesco Express, alongside local independent shops. Complementing this convenience is the access to a wide variety of well-regarded educational options catering to all ages. CIL liability has been estimated at £65,000.

For those looking for the quintessential seaside experience, the De La Warr Pavilion and Bexhill's manicured seafront are just a five-minute drive away. Bexhill station offers regular trains to Ashford, Brighton and London Victoria. Bexhill-on-Sea is on the the A259 road which forms the coast road between Folkestone and Brighton.

House Type 1



Ground Floor



First Floor



Second Floor



LH



RH



RH



LH

HOUSE TYPE 1

PLOTS 1-6

3 BED LARGE UNITS
GROUND FLOOR 95m²
FIRST FLOOR 55m²
SECOND FLOOR 23m²
TOTAL 173m²

SCHEDULE OF FINISHES:

1. Brick facade
2. Render facade
3. Paint
4. UPVC windows

WANTED TO: BOLTON, BERNALL, BOLTON, BOLTON

HAPA ARCHITECTS

Scale bar 1:100

1m	2	3	4	5	6	7	8	9	10
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PREPARED: HOUSE TYPE 1
JAN 2024
1100-011
002
AL-001

House Type 2



3D view



3D view

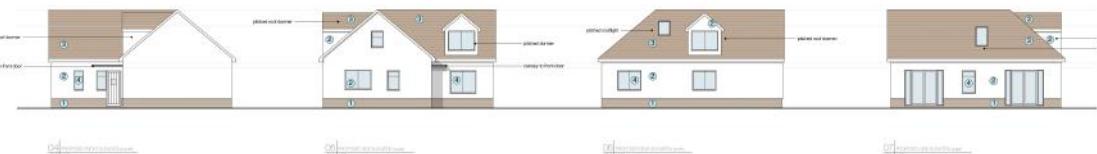


3D view

HOUSE TYPE 2

PLOT 7
3 BED UNIT
OPEN PLAN KITCHEN
FIRST FLOOR 52m²
TOTAL 159m²

SCHEDULE OF FINISHES:
1. Block brickwork
2. Plaster and render
3. Paint and tile
4. UPVC windows



3D view

3D view

3D view

3D view

Architect:	Design:	Date:
HAPA ARCHITECTS		
HARFELD ROAD, SELBY, YORKSHIRE, YO8 1BD, UK		
PROPOSED HOUSE TYPE 2		
Plot No:	159m ²	Ref No:
JAN 24	159m ² x 1	52m ²
Scale 1:100		
Architects and Engineers: HAPA ARCHITECTS		
Plotted by: HAPA ARCHITECTS		
Approved by: HAPA ARCHITECTS		
Date: 24/01/2024		

House Type 3

HOUSE TYPE 3

PLOT #
3 BED UNIT
GROSS FLOOR AREA
FIRST FLOOR 46m²
TOTAL 128m²

SCHEDULE OF FINISHES:

1. Brick facades
2. External render
3. Plain roof tile
4. UPVC windows

The architectural drawings for House Type 3 include:

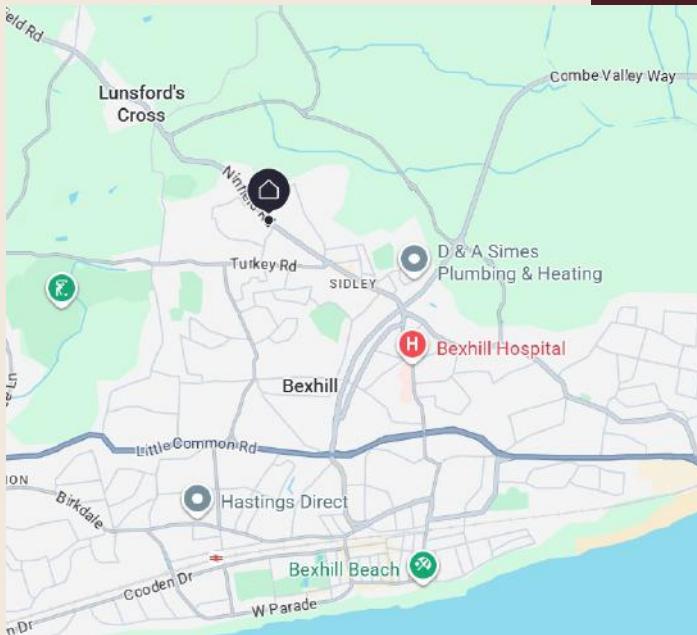
- Floor Plans:** Two floor plans are shown. The left plan shows a layout with a kitchen, dining, living room, and two bedrooms. The right plan shows a layout with a kitchen, dining, living room, and a single bedroom.
- Roof Detail:** A detailed view of the roof structure, showing the orientation of the roof tiles and the placement of skylights.
- Facade Elevation:** A front-facing view of four houses. Each house has a gabled roof with two windows. The facades are labeled with various numbers (1-8) corresponding to the schedule of finishes. Labels include "cavity to front door", "plastered external", "cavity to front door", and "plastered external".
- Architectural Details:** A scale bar (0-1000), a north arrow, and a legend for the schedule of finishes.
- Architectural Firm:** HAPA ARCHITECTS
- Project Information:** NARROW ROAD, BIRCH BUSH, LONDON, NW10 0HS, PROPOSED HOUSE TYPE 3, ALBANE, JUNE 2014, 1:1000, A4, A4-A3.

Site Plan



Location

 Property location
TN39 5HG



Amenities



Bexhill Station
1.4 Miles

Collington Station
1.4 Miles

Nearest Supermarket
1.5 Miles

Seafront
1.5 Miles

Bexhill Leisure Pool
2.4 Miles

Primary Schools

Glenleigh Park Primary Academy (State), Ofsted: Good, 0.3 Miles
All Saints Church of England Primary School, Bexhill (State), Ofsted: Good, 0.4 Miles
King Offa Primary Academy (State), Ofsted: Good, 0.9 Miles

Secondary Schools

St Richard's Catholic College (State), Ofsted: Good, 1.6 Miles
Glyne Gap School (State), Ofsted: Outstanding, 1.9 Miles
Headstart (State), Ofsted: Outstanding, 2.1 Miles
ISP School (Independent), Ofsted: Good, 3.6 Miles

These particulars created by Stephen James Residential Ltd are for guidance only and do not constitute part of any offer or contract. All measurements, descriptions and distances are approximate and should not be relied upon; prospective purchasers must satisfy themselves of their accuracy.

STEPHEN JAMES

RESIDENTIAL

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