

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 Seafront



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



House Type 2



PLOT 7

3 BED UNIT
GROUND FLOOR 87sq2
FIRST FLOOR 52sq2

TOTAL 139sq2

SCHEDULE OF FINISHES:

1. Brick facade
2. Plaster facade
3. Plain roof tile
4. uPVC windows



Stable Salt 10-1-100



PROJECT NO.	DATE	REVISION
1. Replaced window air conditioner with windowless air conditioner		
<h1>HAPA ARCHITECT</h1>		
100 FIELD ROAD, SUITE 1, NEWELL, OH 44661		
PROJECT	PROPOSED	HOUSE #2
DATE	1-10-01	010
AL-202A		

House Type 3



Site Plan



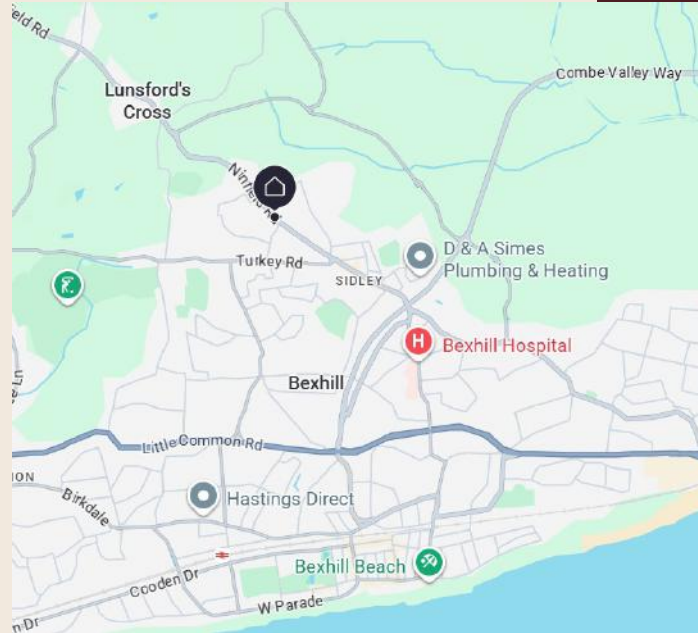
EXAMPLE OF CYCLE STORAGE



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.

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