



**5 Bircholt, Marlpits Lane, Ninfield,
Battle, East Sussex TN33 9LD**



PROPERTY DESCRIPTION

A deceptively spacious and well presented three/four bedroom family home ideally situated in the sought after village of Ninfield. The building was converted in recent years and benefits from the remainder of the protek warranty. Set over three floors the accommodation comprises; entrance hall, study/bedroom four, shower room, spacious lounge with views over the countryside staircase down to the impressive kitchen/dining/family room. On the top floor there are three good size bedrooms with the master having an en-suite shower room and bedrooms one and two benefitting from countryside views and a modern family bathroom. To the front there are two allocated parking spaces and to the rear there a good size rear garden with large patio area ideal for entertaining and gated back access. EPC - C.

FEATURES

- Deceptively Spacious Three/Four Bedroom Family Home
- Recent Conversion With The Remainder Of The Protek Warranty
- Accommodation Set Over Three Floors
- Sought After Ninfield Village Location
- Three Modern Bath/Shower Rooms
- Impressive Kitchen/Dining Family Room On The Lower Level
- Two Allocated Parking Spaces
- Countryside Views To The Rear
- West Facing Garden With Rear Access
- Council Tax Band - D





ROOM DESCRIPTIONS

Entrance Hall

Accessed via UPVC front door with double glazed patterned inserts, stairs up to the main area of the entrance hall, spotlights, thermostat.

Study/Bedroom

11' 6" x 6' 7" (3.51m x 2.01m) Double glazed window to the front, radiator, telephone point.

Shower Room

A modern fitted three piece suite comprising; fully tiled shower cubicle with rain effect shower over and handheld attachment, wash hand basin with mixer tap, low level WC, chrome heated ladder style towel rail, extractor fan.

Lounge

20' 5" x 16' 8" (6.22m x 5.08m) Two double glazed windows to the rear benefitting from lovely countryside views, two radiators, feature fireplace with inset electric fire, stairs down to the kitchen/family room

Kitchen/Family Room

Kitchen Area: 16' 4" x 9' 8" (4.98m x 2.95m)

Double glazed double doors leading to the garden, a modern fitted kitchen comprising; a range of working surfaces with inset one and half bowl sink and drainer unit with mixer tap, inset four ring electric hob with extractor fan over, a range of matching wall and base cupboards with fitted drawer, built-in electric double oven and grill and dishwasher, space for tall fridge/freezer, space for washing machine and tumble dryer.

Family/Dining Area: 16' 4" x 9' 10" (4.98m x 3.00m)

Double glazed window to the rear overlooking the garden, fitted smoke alarm, radiator, ample space for sofa or dining table.

First Floor Landing

Spotlights, smoke alarm, radiator.

Master Bedroom

12' 6" x 10' 1" (3.81m x 3.07m) Double glazed window to the rear with lovely countryside views, radiator.

En-Suite Shower Room

A modern fitted three piece suite comprising; fully tiled walk-in shower cubicle with shower over and handheld attachment, wash hand basin with mixer tap and drawer under, low level WC, spotlights, extractor fan.

Bedroom Two

12' 11" x 10' 2" (3.94m x 3.10m) Double glazed window to the rear with lovely countryside views, radiator, built-in wardrobes

Bedroom Three

11' 9" x 10' 0" (3.58m x 3.05m) Double glazed window to the front, radiator

Family Bathroom

6' 4" x 6' 4" (1.93m x 1.93m) Glazed roof/skylight, spotlights, extractor fan, a modern fitted three piece suite comprising; p-shaped panelled bath with fitted screen, mixer tap and shower over, low level WC, wash hand basin with mixer tap and drawers below, chrome heated ladder style towel rail.

Outside

To the front there are two allocated parking spaces.

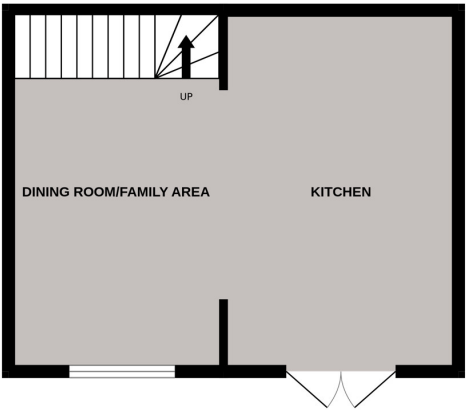
The rear garden benefits from being of a westerly aspect. Adjacent to the rear of the property there a patio area which extends the full width of the house proving an ideal entertaining area, fencing and gate to the next area of garden which is mainly laid to lawn with various planted areas, area laid with stones with timber framed shed, gated rear access.

NB

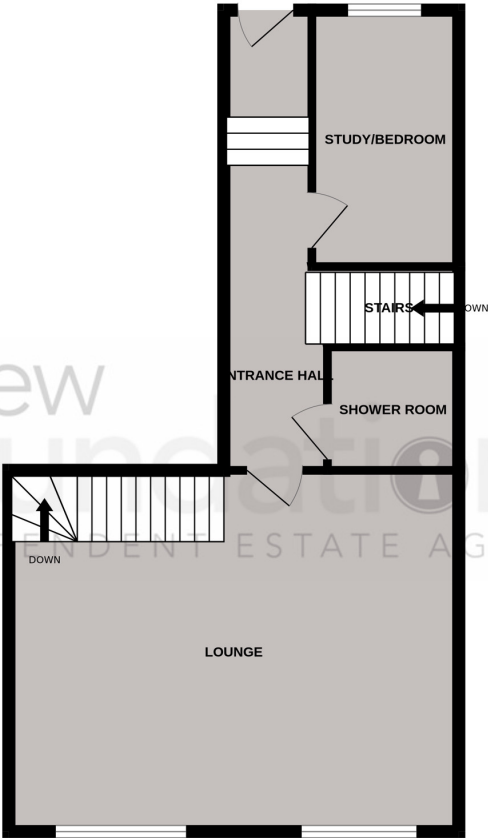
There an estate charge of £200 per annum for the communal areas.

FLOORPLAN

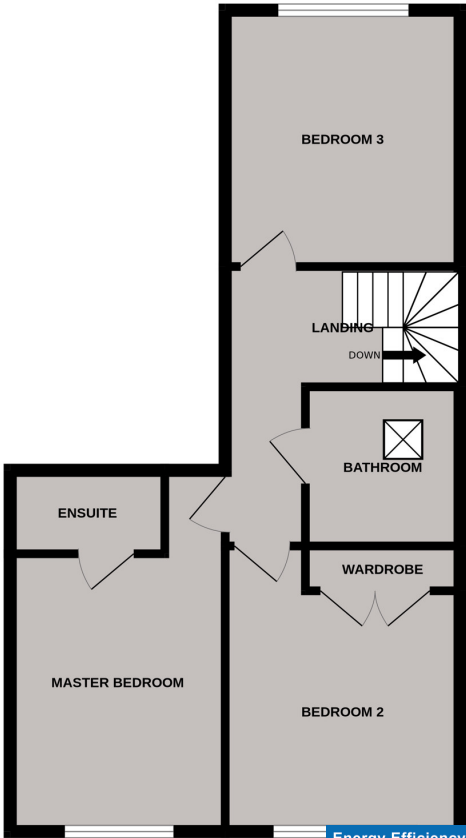
LOWER GROUND FLOOR



ENTRANCE FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	70	95
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

