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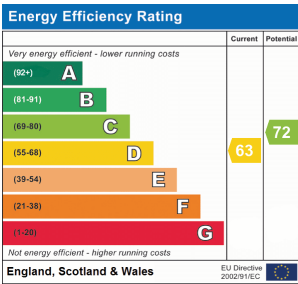
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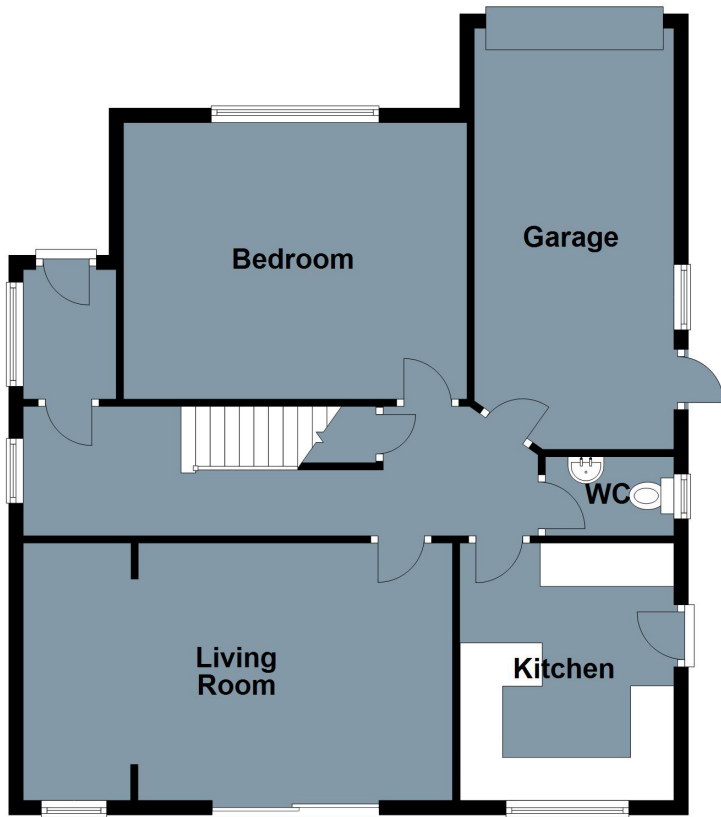
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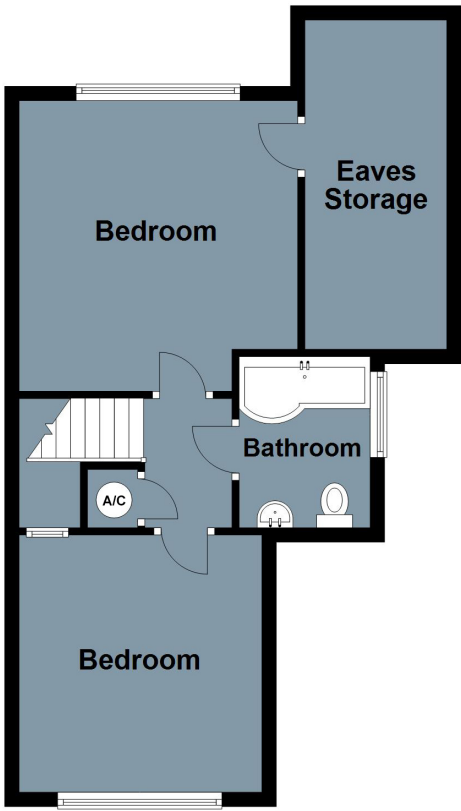
Ground Floor

Approx. 86.1 sq. metres (927.0 sq. feet)



First Floor

Approx. 47.3 sq. metres (509.4 sq. feet)



Total area: approx. 133.4 sq. metres (1436.4 sq. feet)
For illustration purposes only - not to scale



30 Downs View, Ninfield, Battle, East Sussex TN33 9LF

£430,000 freehold

A spacious 2/3 bedroom detached property occupying a quiet cul de sac location with garage, parking, level south westerly facing garden, far reaching views and offered to the market with no onward chain.

Chalet Style Property
Far Reaching Views

2/3 Bedrooms
Village Location

Level Garden
No Onward Chain

Garage

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Description

A well maintained detached chalet style property which offers versatile accommodation over two floors, the property is considered to be an ideal family home that could easily be enhanced and extended, subject to the necessary consents being obtained. A spacious entrance hall gives access to all the principle rooms with both the kitchen and principle reception room with log burner looking over the garden and enjoying a south westerly aspect. There is a second reception room on the ground floor which is currently being utilised as a third bedroom but could quite easily make a dining room, home office or playroom. To the first floor there are two double bedrooms, the largest of the two sits to the rear of the property and enjoys stunning far reaching views across adjoining countryside to the South Downs. These rooms are serviced by a bathroom also on the first floor. Externally the property enjoys established and well maintained gardens, a good area of block paved drive to the front of the property gives access to a garage. The rear garden is level and considered to have a good degree of privacy, adjoining fields and has a south westerly aspect. The property is situated in a quiet cul de sac in the centre of the popular village of Ninfield which offers facilities to include village pub, primary school, doctors surgery and village shop. The property is close to the recreation ground as well as numerous country walks. The area is well served for schooling, both comprehensive and private at primary and secondary levels and the property sits within the highly regarded Claverham Community College catchment area. A mainline railway station can be found in nearby Battle which offers regular services to London Charing Cross and the coast and St Leonards. Nearby Bexhill offers a more comprehensive range of amenities including High Street shops, supermarkets and recreational facilities. The property is offered to the market with no onwards chain and the viewing is highly recommended.

Directions

From The Green at Ninfield bear left into Church Road and then right into Downs View, continue round to the right where the property will be found on the left hand side. What3Words: ///weeps.slanting.winners

THE ACCOMMODATION

With approximate dimensions comprises a front door leading to

ENTRANCE PORCH

Window to side, solid wood flooring, coat hanging space, glazed door gives access into

SPACIOUS ENTRANCE HALL

23' 9" x 5' 10" (7.24m x 1.78m) max, window to the side, staircase giving access to first floor landing, large under stairs storage cupboard, courtesy door into the garage.

CLOAKROOM

With window to the side, vanity unit with wash basin and cupboard under, tiled splash back surround, tiled flooring, wc, radiator.

KITCHEN

11' 7" x 9' 8" (3.53m x 2.95m) Window to the rear of the property with a pleasant rural outlook and courtesy door to side. Fitted with a modern Shaker style with a variety of wall and floor mounted units incorporating cupboards and drawers, one and a half bowl sink drainer unit with mixer tap, four ring ceramic hob with extractor hood over, integrated dishwasher, Siemens oven and grill, space for microwave, integrated fridge freezer, tiled flooring.

RECEPTION ROOM 1

19' 7" x 11' 8" (5.97m x 3.56m) Sliding doors into the rear garden and enjoying a pleasant outlook. To one end of the room is a working log burner with brick effect surround, mantle and hearth, there is a television aerial point, radiators, wall mounted light fittings.



RECEPTION ROOM 2/BEDROOM 3

15' 8" x 12' 7" (4.78m x 3.84m) Large window to the front of the property.

FIRST FLOOR LANDING

Airing cupboard and loft access, door into

BEDROOM 1

12' 9" x 11' 8" (3.89m x 3.56m) Window to the rear of the property overlooking the garden enjoying far reaching views to the South Downs, large built in wardrobe, two large eaves storage spaces, additional fitted wardrobes.



BEDROOM 2

12' 8" x 11' 3" (3.86m x 3.43m) Window to the front of the property with eaves storage cupboard.

FAMILY BATHROOM

Window to the side of the property, P-shaped bath with chrome shower attachment and taps, heated towel rail, wc, vanity unit with wash basin and cupboard under, tiled walls and floor.



OUTSIDE

The property enjoys a large area of parking to the front of the property which is block paved. The front garden is predominantly laid to lawn and interspersed with mature bushes and shrubs. There is a side gate that gives access into the rear garden which is considered to be of a manageable size, level with a large patio area, ideal for alfresco dining. The remainder of the garden is predominantly laid to level lawn and is bordered by mature trees and shrubs.



GARAGE

19' 3" x 9' 0" (5.87m x 2.74m) Accessed via door from side passageway. Remote controlled up-and-over door to front, power and light.

Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774

We will be pleased, if possible, to supply any further information you may require.

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.