



Byeways, Manchester Road, Ninfield,
Battle, East Sussex TN33 9JX



PROPERTY DESCRIPTION

A charming and characterful three bedroom, two reception detached house situated on a good size plot within the sought after village of Ninfield which is within a short drive of the popular market town of Battle and seaside town of Bexhill, both of which are just under five miles away.

The ground floor accommodation comprises; entrance porch, good size entrance hall, bay fronted lounge, dining room, fitted kitchen, utility room/larder and shower room. On the first floor there are three bedrooms, bathroom and separate WC. The property boasts wonderful outside space with a gated driveway for multiple vehicles that leads to the garage and a rear garden that measures in excess of 120ft. To be sold with NO ONWARD CHAIN.

FEATURES

- Charming Three Bedroom Detached House
- Two Reception Rooms
- Bay Fronted Lounge
- Ground Floor Shower Room
- Within Five Miles Of Both Battle & Bexhill
- Situated In The Sought After Village Of Ninfield
- Rear Garden Measuring In Excess Of 120ft
- Garage
- Council Tax Band - E
- NO ONWARD CHAIN





ROOM DESCRIPTIONS

Entrance Porch

Accessed via wooden front door, double glazed window to the side.

Entrance Hall

10' 10" x 9' 10" (3.30m x 3.00m) Accessed via wooden door with glazed insert, double glazed windows to the front and side, beamed ceiling, radiator, two under-stairs cupboards.

Dining Room

14' 11" x 10' 11" (4.55m x 3.33m) Double glazed window to the front, beamed ceiling, picture rail, radiator.

Lounge

14' 8" max x 13' 10" (4.47m max x 4.22m) Double glazed bay window to the rear with double doors leading to the garden, ceiling coving, radiator, feature fireplace with brick surround, tiled hearth and wooden mantle.

Kitchen

10' 11" x 10' 11" (3.33m x 3.33m) Double glazed window to the rear, fitted kitchen comprising; working surfaces with inset double stainless steel sink and drainer unit, range of matching wall and base cupboards with fitted drawers, space for cooker, built-in cupboard, radiator.

Utility Room

6' 11" x 5' 6" (2.11m x 1.68m) Glazed window to the rear, space and plumbing for washing machine, power points.

Inner Lobby

Wooden door with glazed inserts leading to the lean-to.

Shower Room

Double glazed window to the side, a fitted three piece suite comprising; low level WC, wash hand basin, shower cubicle with thermostatic shower over, radiator.

Landing

Double glazed window to the front, access to loft space via hatch, radiator.

Garage

17' 10" x 10' 0" (5.44m x 3.05m) Accessed via electric up and over door, glazed window to the side, newly installed floor mounted oil fired boiler (installed after EPC), power points.

Bedroom One

13' 10" x 10' 11" (4.22m x 3.33m) Double glazed window to the rear, picture rail, radiator.

Bedroom Two

10' 11" x 9' 7" to wardrobes (3.33m x 2.92m to wardrobes) Double glazed window to the rear, picture rail, radiator.

Bedroom Three

11' 10" x 7' 2" (3.61m x 2.18m) Double glazed window to the front, picture rail, radiator.

Bathroom

Double glazed window to the side, panelled bath, wash hand basin, part tiled walls, radiator, cupboard with shelving.

WC

Double glazed patterned window to the front, low level WC, wash hand basin, radiator.

Outside

The front of the property is approached via a shingle gated driveway providing off road parking for multiple vehicles and leads to the garage, door to lean-to, paved pathway, the remainder of the front garden is laid to lawn with various mature shrubs and bushes.

The rear garden measures approximately 45ft in width and in excess of 120ft in depth.

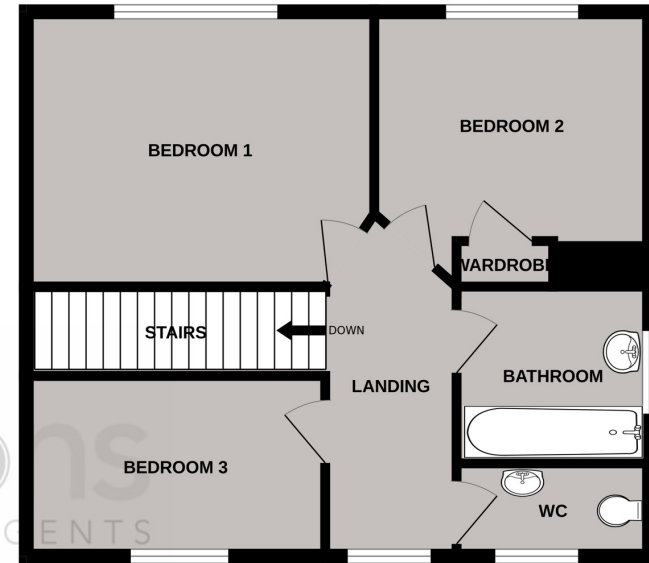
Adjacent to the rear of the property there is an area of paving, the first area of garden is laid to lawn and screen with mature bushes with a rockery surround, the second area of garden is mainly laid to lawn and enclosed by mature bushes and trees.

FLOORPLAN

GROUND FLOOR



1ST 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
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E		
(21-38)	F	35	
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

