



8 HOP GARDENS, NINFIELD, BATTLE, EAST SUSSEX TN33 9FT

£750,000 FREEHOLD



**ENTRANCE HALL**

**LOUNGE**

13' 1" x 16' 9" (3.99m x 5.11m)

**STUDY**

8' 4" x 10' 3" (2.54m x 3.12m)

**KITCHEN/DINING/FAMILY ROOM**

12' 11" x 32' 2" (3.94m x 9.80m)

**UTILITY ROOM**

12' 7" x 11' 10" (3.84m x 3.61m)

**CLOAKROOM**

**FIRST FLOOR LANDING**

**BEDROOM ONE**

13' 1" x 15' 6" (3.99m x 4.72m)

**EN-SUITE BATHROOM**

**BEDROOM TWO**

10' 5" x 14' 7" (3.17m x 4.45m)

**EN-SUITE SHOWER ROOM**

**BEDROOM THREE**

13' 3" x 12' 7" (4.04m x 3.84m)

**BEDROOM FOUR**

10' 5" x 8' 9" (3.17m x 2.67m)

**BATHROOM**

**FRONT GARDEN**

**REAR GARDEN**

**GARAGE**

**AGENTS NOTES**

Council Tax Band TBC

EPC Rating B

**VIEWING ARRANGEMENTS**

Viewing is strictly by appointment only through Greystones Estate Agents.

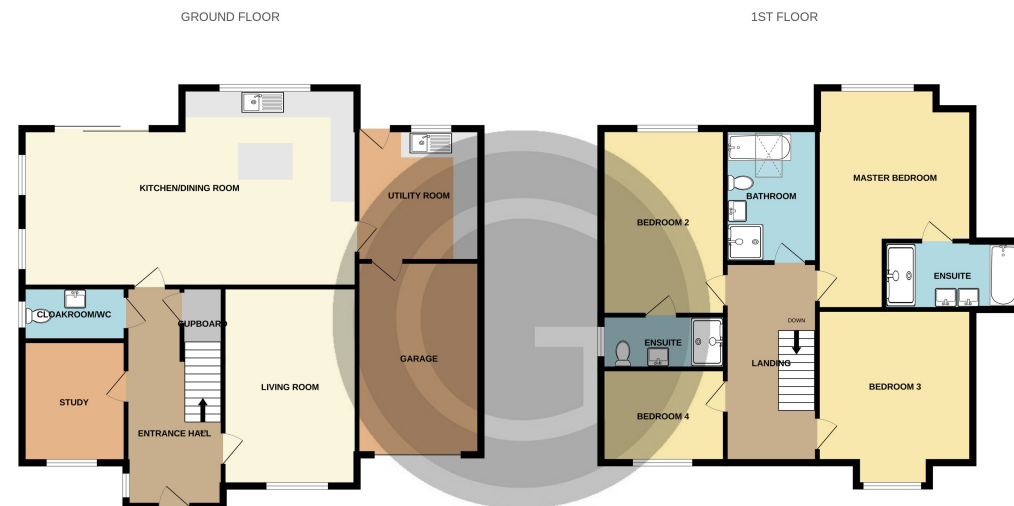
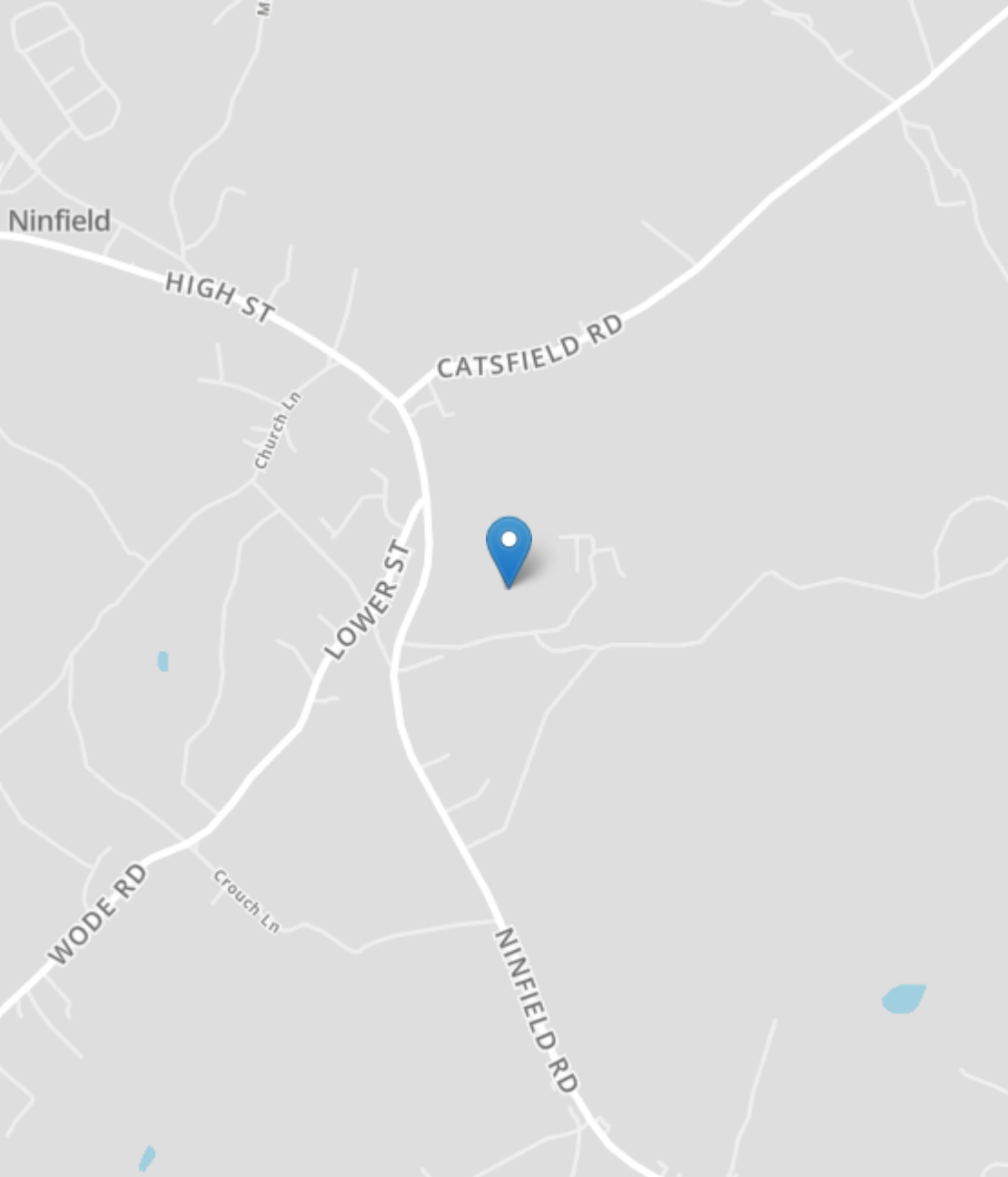
**DISCLAIMER PROPERTY DETAILS**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

\*\*\* PLEASE NOTE THE INTERNAL PHOTOS ARE FROM THE SHOW HOME AND ARE NOT INDICATIVE OF EACH PLOT \*\*\*







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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