



44 Coombe Shaw, Ninfield, Battle,
East Sussex TN33 9LQ



PROPERTY DESCRIPTION

A Stunning 3 bedroom detached house set 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 home now boasts a refitted kitchen with full length bi-fold doors, refitted shower room, charming garden, driveway and garage. The property also benefits from having PV panels fitted to the roof. EPC - B.

FEATURES

- Stunning Detached House
- Three Bedrooms
- Sought After Village Of Ninfield
- Off Road Parking & Garage
- Refitted Kitchen With Bi-Fold Doors
- Modern Shower Room
- Council Tax - D
- Charming Back Garden
- Double Glazed
- Oil Fired Boiler And Radiators





ROOM DESCRIPTIONS

Entrance Hall

Accessed via double glazed front door, radiator, under-stairs storage cupboard, telephone point, double glazed window to side.

Ground Floor Cloakroom

Low-level WC, wash hand basin with mixer tap, cupboard under and tiled splashback, radiator, double glazed frosted window.

Sitting Room

16' 5" x 13' 1" (5.00m x 3.99m) Double glazed window overlooking the front of the property, two radiators, television point, feature fire surround with fitted electric fire, marble insert and hearth.

Re-Fitted Kitchen/Breakfast Room

19' 0" x 13' 0" narrowing to 9' 7" (5.79m x 3.96m) Single drainer sink unit with mixer tap and cupboard under, plumbing for washing machine, range of working surfaces with cupboards and drawers under, space for under-counter fridge, built-in four ring gas hob with electric oven under and extractor hood over, matching wall mounted cupboards, island unit with cupboards below and breakfast bar, full length bi-folding double glazed doors giving access to the patio and rear garden, breakfast area with space for table, two radiators, double glazed window.

Landing

Access to loft space, double glazed window, built-in airing cupboard with radiator.

Bedroom One

13' 0" x 12' 10" into recess (3.96m x 3.91m) Double glazed window overlooking the front of the property, radiator, double built-in wardrobe, dado rail.

Bedroom Two

12' 10" x 9' 10" (3.91m x 3.00m) Double glazed window overlooking the rear of the property, radiator, single built-in wardrobe.

Bedroom Three

8' 8" x 7' 3" (2.64m x 2.21m) Double glazed window overlooking the front of the property, radiator.

Re-Fitted Family Shower Room

Large corner shower cubicle with chrome fittings and glass screen, heated towel rail, low-level WC, wash hand, basin with mixer tap and storage cupboard under, tiled walls, double glazed, frosted window.

Garage

Accessed via up and over door.

Outside

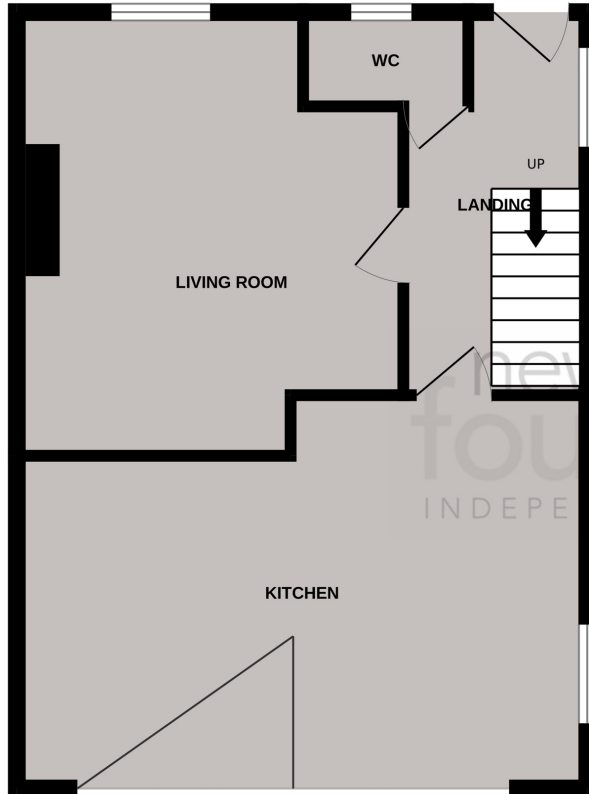
To front of the property the gardens are laid to gravel with hedging and centre display, driveway providing off road parking and leading to a single garage

To the rear of the property that is a full-length sandstone patio, area of lawn, well-kept gardens with flower and shrub borders, timber pagoda, courtesy door to the garage. The hot tub will also be included in the sale.

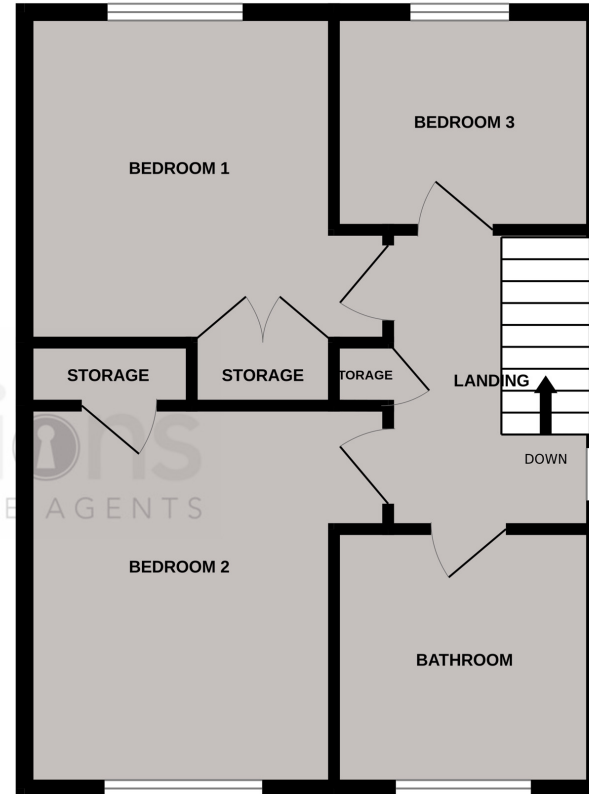
NB: The property also benefits from PV panels on the roof producing electricity, installed in 2022.

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.
Made with Metropix ©2023

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		94
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

