



15 Stocks Meadow, Ninfield, Battle, East Sussex, TN33 9JD

Three Bedroom Semi Detached House In Residential Area Of Ninfield £310,000 - Freehold





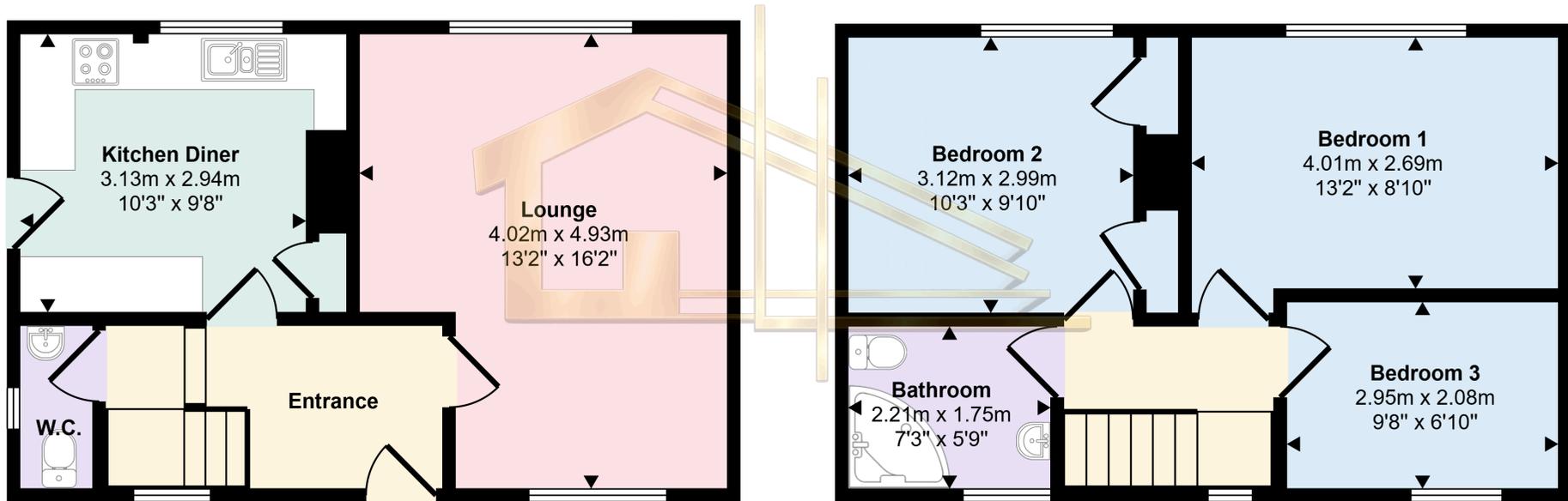
Property cafe are delighted to present to the market this spacious three-bedroom semi-detached home, perfectly positioned on an excellent plot, offering scope, potential, and truly stunning far-reaching views — all sold with no onward chain.

As you step inside, you're welcomed by a bright and generously sized L-shaped lounge/diner, ideal for both relaxing evenings and entertaining guests. The adjoining fitted kitchen/breakfast room provides ample space for family dining and everyday living, while a convenient ground floor WC adds to the practicality of the home. Upstairs, you'll find three well-proportioned bedrooms, offering comfortable accommodation for families, professionals, or those looking for additional home office space. The first floor family bathroom is centrally positioned and well appointed to serve all bedrooms.

Outside the home boasts A private west-facing garden which enjoys plenty of afternoon and evening sunshine, making it perfect for outdoor dining, gardening enthusiasts. The property further benefits from external brick-built stores and a timber shed, providing excellent additional storage. Set on a generous plot, this home offers exciting potential for further enhancement, including the possibility of creating a driveway (subject to the relevant permissions), allowing buyers to add value and tailor the property to their needs. Located in the ever-popular Ninfield area, this is a rare chance to secure a home with space, views, and future potential in a desirable setting. Viewing is highly recommended to fully appreciate everything this property has to offer.



Approx Gross Internal Area  
76 sq m / 818 sq ft



Ground Floor  
Approx 38 sq m / 408 sq ft

First Floor  
Approx 38 sq m / 410 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**Bedrooms:** 3  
**Receptions:** 1  
**Council Tax:** Band B  
**Council Tax:** Rate 1990.83  
**Parking Types:** On Street.  
**Heating Sources:** Oil.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** D (62)  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** ADSL.  
**Accessibility Types:** None.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<small>England, Scotland &amp; Wales</small>		
<small>EU Directive 2002/91/EC</small>		

At The Property Cafe we believe it important to give clear and straight forward advice to both buyers and sellers alike and whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person. With this in mind we have developed a unique lounge style environment which allows you the time to discuss your requirements with us and enjoy your property search in comfort. Our trained consultants will be on hand to assist you with any questions you may have. We very much believe in giving accurate viewing feedback to our clients after each viewing so would ask you to call us with your feedback as soon as convenient.





The property is situated within a popular and sought after pocket of Ninfield within the catchment area for Claverham secondary school; Close to the village offering an array of local attractions and amenities including a nursery and primary school. Ninfield is only a short distance to Battle and Bexhill, both of which offer an excellent range of independent shops and amenities serving the local residents, Battle Abbey and the superb De La Warr Pavilion in Bexhill regularly featuring bands, shows and international artists. You will find all the general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years, excellent Doctors surgery & dentists, vibrant local pubs and restaurants, a pharmacy & post office. There are regular bus services close by with services to Eastbourne and Hastings and Bexhill or Battle mainline train stations with direct services to Gatwick, Brighton, Ashford International & Central London.

- Three Bedroom Semi-Detached House For Sale
  - L Shape Lounge/Diner
  - Fitted Kitchen/Breakfast Room
  - Three Well Proportioned Bedrooms
- 1st Floor Family Bathroom & Ground Floor WC
  - Stunning Far Reaching Views
  - Private West Facing Garden
- External Brick Built Stores & Timber Shed
  - Sought After Ninfield Location
- Potential For Driveway Subject To The Relevant Permissions
- Excellent Plot Size With Scope & Potential
  - Sold With No Onward Chain
  - Viewing Highly Recommended