



**24 Smith Close, Ninfield, Battle, East
Sussex TN33 9RB**



PROPERTY DESCRIPTION

A modern 2 bedroom semi detached house in a quiet close in the village of Ninfield. Notable features include good sized gardens, double glazing, oil fired boiler and radiators and private driveway. The property backs onto Ninfield recreation ground and will be sold with no onward chain. EPC E

FEATURES

- Backing onto Ninfield Recreation ground
- Good sized side garden
- No onward chain
- Oil fired boiler and radiators
- Council Tax Band - B
- Double Glazing Throughout
- Private Driveway





ROOM DESCRIPTIONS

Entrance

Double glazed front door leading to entrance porch with further double glazed door.

Living Room

13' 0" x 12' 8" (3.96m x 3.86m) With TV aerial point, radiator, telephone point, double glazed window with outlook to front, under stairs storage cupboard.

Kitchen/Breakfast Room

12' 8" x 9' 2" (3.86m x 2.79m) With range of units comprising; single drainer stainless steel sink with mixer tap and cupboards under, range of cupboards and drawers with working surface over, matching wall mounted cupboards, part tiling to walls, space for fridge/freezer and washing machine, built in electric oven with four ring electric hob with extractor over, floor mounted oil fired boiler (installed 2019), space for table, radiator, double glazed window overlooking rear garden, glazed door leading to lean-to.

Attached Lean-To

With further glazed door leading onto the garden.

First Floor Landing

Stairs rising from the corner of the living room to first floor landing.

Bedroom One

12' 8" x 9' 0" (3.86m x 2.74m) With radiator, built-in storage cupboard, double glazed window overlooking the rear garden.

Bedroom Two

12' 9" x 6' 7" (3.89m x 2.01m) With radiator, double glazed window to front.

Bathroom

With white suite comprising; panel bath with mixer tap and shower attachment, pedestal wash hand basin, low-level WC, radiator, part tiling to walls, frosted glass double glazed window.

Outside

A larger than average rear garden with small area to the rear with raised patio, and steps up to a large area, to the side of the property measuring approx 62'x 26' mainly laid to lawn surrounded by hedging, outside tap, access via gate to the front, timber shed measuring 10 x10 with doors at the front and side. There is a lawned front garden with private driveway for one car.

NB

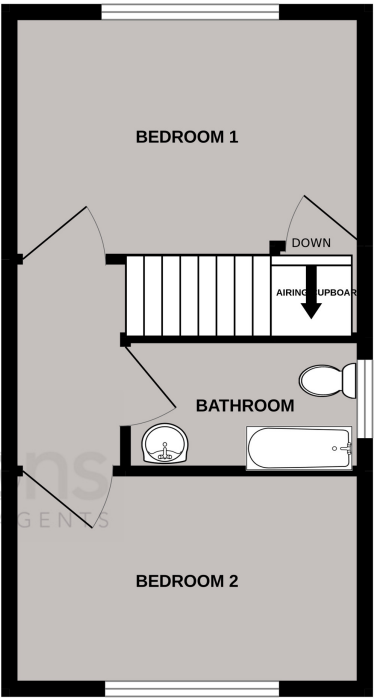
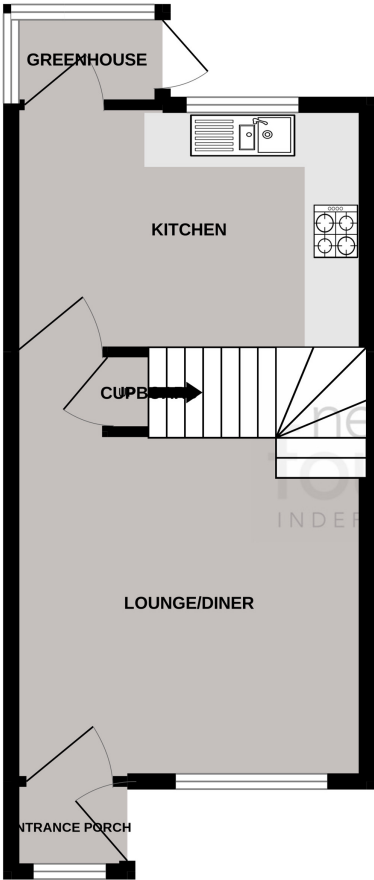
There is a handy pedestrian access in Smith Close leading directly onto Ninfield recreation ground which also gives easy access to Ninfield Primary School.



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
Very energy efficient - lower running costs			
(92-100)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	