

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

Downsview

Approximate Gross Internal Area = 137.24 sq m / 1477 sq ft

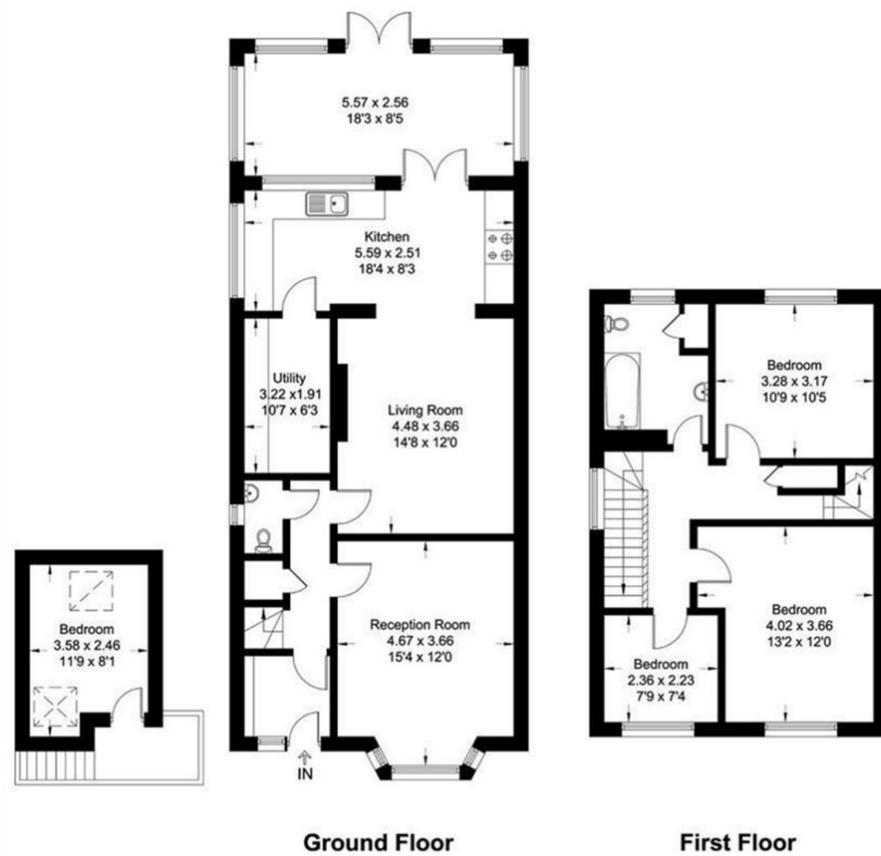


Illustration for identification purpose only, measurements are approximate, not to scale. © 2020



Downs View, The Green, Ninfield, East Sussex TN33 9JF

£479,950 freehold

An attractive detached 3/4 bedroom family home presented in immaculate order with generous parking and well maintained south facing rear garden all set in a central village location. Claverham school catchment.

- Detached House
- South Facing Garden
- 3/4 bedrooms
- Claverham Catchment
- Conservatory
- Solar Panels
- Off-Road Parking

Description

Downsview is an attractive detached character property believed to be from the 1930s and presents a typical red brick bay fronted facade. To the ground floor is a generous reception room with bay window to the front and a dining room, with a working log burner, that leads into the modern and fully integrated kitchen with a good sized utility room off. The kitchen leads through to a large conservatory which is a fantastic entertaining space enjoying double doors out to the rear garden. To the first floor there are two double bedrooms and one single, the bedroom to the rear enjoys views to the South Downs. The three bedrooms are served by a large and generously appointed family bathroom. From the first floor landing is a secondary staircase that rises to a loft room which in the past has been used as an occasional bedroom but is currently used as a home office. Outside the property benefits from ample off road parking to the front and a gated side access leads to the good sized and level rear garden which enjoys a southerly aspect. The property also benefits from solar panels, making this property highly efficient. The property is situated in the heart of the popular village of Ninfield with a doctor surgery, primary school, village shop and pub. A more comprehensive range of amenities can be found in Battle with its attractive high street full of independently owned shops, pubs and restaurants, as well as a mainline railway station with regular services to London Charing Cross and the coast at Hastings and St Leonards. Bexhill has a wide range of amenities and recreational facilities as well as the iconic De La Warr Pavilion and promenade. The area is very well served for schools both comprehensive and private at primary and secondary levels. Viewing is highly recommended.

Directions

From our office in Battle high Street proceed to the roundabout at Ninfield, opposite the pub, turning right towards the green where the property will be found shortly along on the left hand side just after the Church Road turning, clearly indicated by our 'For Sale' board. Wha3Words:///cats.bonfires.hunter

THE ACCOMMODATION

with approximate room dimensions is approached via a front door to

ENTRANCE HALL

Window to front, tiled floor, coats hanging area and door into

INNER HALLWAY

Staircase to first floor landing, under stairs storage cupboard, ceramic tiled floor, radiator.

CLOAKROOM

With wc, wash hand basin and window to the side of the property, ceramic tiled floors.

LOUNGE

15' 5" x 11' 11" max (4.70m x 3.63m) A delightful bay fronted room with aspect to the front, fitted blinds, two shelved recessed either side of the chimney breast, television aerial point, radiator.

DINING ROOM

13' 10" x 10' 11" (4.22m x 3.33m) Centered around a working log burner with a stone hearth and oak mantle, television aerial point, open archway into the

KITCHEN/BREAKFAST ROOM

18' 3" x 8' 3" (5.56m x 2.51m) A delightful double aspect room with large window to the side of the property, windows and glass pane doubled doors into the conservatory. The kitchen is fitted with Shaker style wall and base mounted units and drawers, wooden work surfaces with tiled splash back surround, one and a half bowl ceramic sink drainer unit with chrome mixer tap, There is space for an American style fridge/freezer. There is a four ring ceramic hob with extractor hood over and integrated oven and grill, space and plumbing for washing machine, laminate flooring, door into

UTILITY ROOM

10' 5" x 6' 3" (3.18m x 1.91m) Variety of wall mounted cupboards, again of a Shaker style, space for washing machine, tumbledryer, additional fridge and freezer, cupboard housing boiler (fitted in June 2021), shelved recesses and laminate flooring.

CONSERVATORY

Accessed via double glazed double doors from the kitchen and enjoying a delightful sunny aspect over the South facing garden, ceramic tiled floor with under floor heating and French doors out to the patio.

FIRST FLOOR LANDING

A turned staircase with window the side of the property gives access to the landing with radiator and additional under stairs cupboard, further staircase gives access to the second floor.

BEDROOM ONE

12' 11" x 12' (3.94m x 3.66m) Delightful room with window with aspect to the front enjoying brief countryside views and fitted shutters, television aerial point.



BEDROOM TWO

9' 8" x 9' 8" (2.95m x 2.95m) There is a recess with hanging rail and shelves, window to the rear of the property, south facing with distant views of the South Downs.

BEDROOM THREE

7' 10" x 7' 4" (2.39m x 2.24m) Window to the front of the property with fitted shutters, laminate flooring, telephone point.

FAMILY BATHROOM

9' 8" x 6' 8" (2.95m x 2.03m) Window to the rear of the property, close panelled bath with chrome electric shower attachment, pedestal wash hand basin with tiled splash back surround, wc, heated towel rail and airing cupboard, laminate flooring.

From the first floor landing there is a turned staircase giving access into the

BRIEF SECOND FLOOR LANDING

With door giving access into

SPACIOUS LOFT AREA

HOME OFFICE/BEDROOM FOUR

14' 3" x 9' 6" (4.34m x 2.90m) A double aspect room with views to the side and front of the property, radiator, recessed lighting to ceiling.

OUTSIDE

The property is accessed off of the road through a five barred gate with retaining red brick wall and pillars on either side. There is a gravelled driveway with ample off-road parking for up to four cars. Close board fences enclose the driveway with established trees and shrubs. There is gated access down either side of the property with access the rear garden, which can also be accessed from the conservatory. The rear garden enjoys a southerly aspect. There is a paved patio area and the rest of the garden is predominantly laid to lawn with mature trees and hedges. There is a garden shed and small compound which houses the oil tank. Outside lights and outside tap.



COUNCIL TAX

Wealden District Council
Band D £2559.64

Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774

We will be pleased, if possible, to supply any further information you may require.

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.