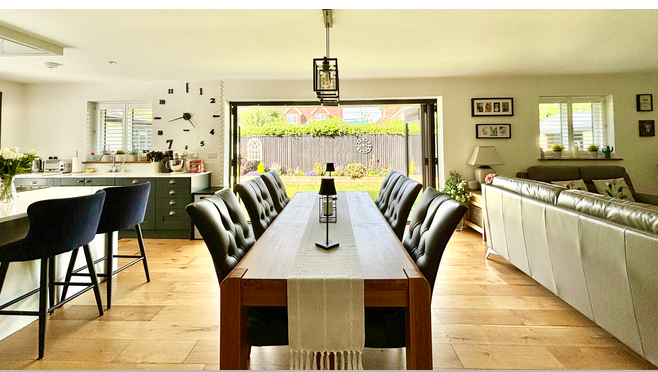




20 Downs View, Ninfield, Battle, East Sussex,  
TN33 9LF

£575,000

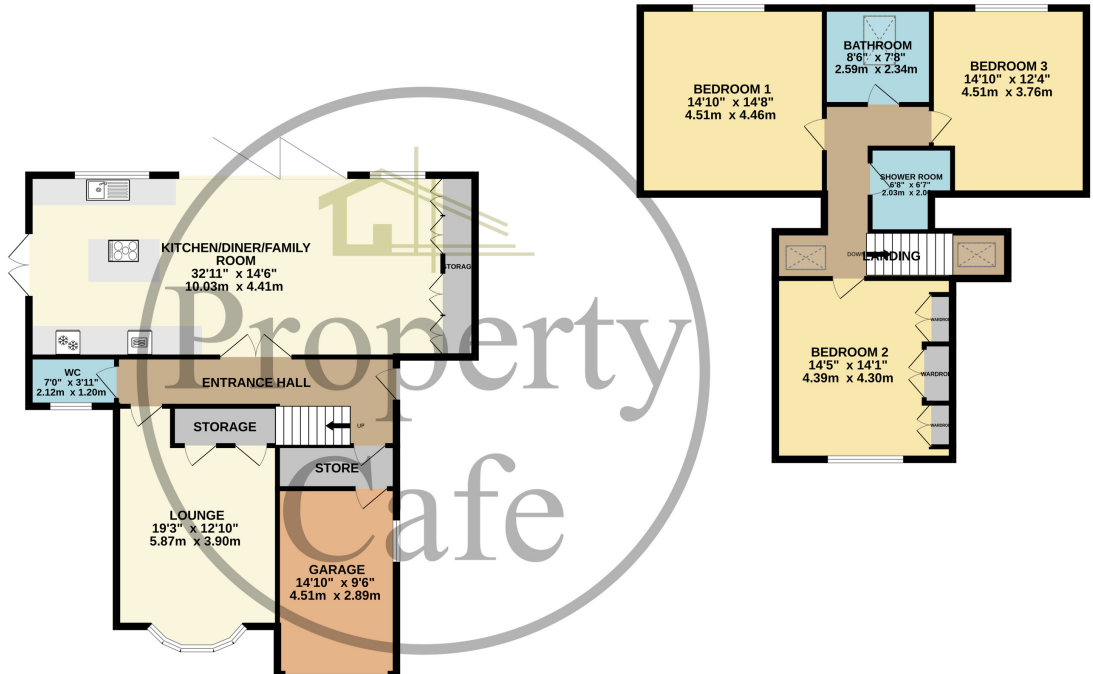


- Detached Three Bedroom House For Sale
- Immaculately Presented Throughout
- Open Plan Kitchen/ Dining/ Family Room
- Separate Lounge.
- Ground Floor WC
- Three Spacious Double Bedrooms
- Two Bathrooms To The 1st Floor
- External Building Ideal Bar/Home Office
- Private Rear Garden
- Underfloor Heating To The Ground Floor
- Off-Road Parking & Single Garage
- Solar Photovoltaic (PV) Panels
- Sought After Ninfield Location
- Viewing Highly Recommended



**GROUND FLOOR**  
1239 sq.ft. (115.1 sq.m.) approx.

**1ST FLOOR**  
822 sq.ft. (76.4 sq.m.) approx.



**TOTAL FLOOR AREA : 2061 sq.ft. (191.5 sq.m.) approx.**

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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