



High Street, Ninfield, Battle, East Sussex, TN33 9JR  
Four Bedroom Town House In Ninfield Village (NO CHAIN) £395,000









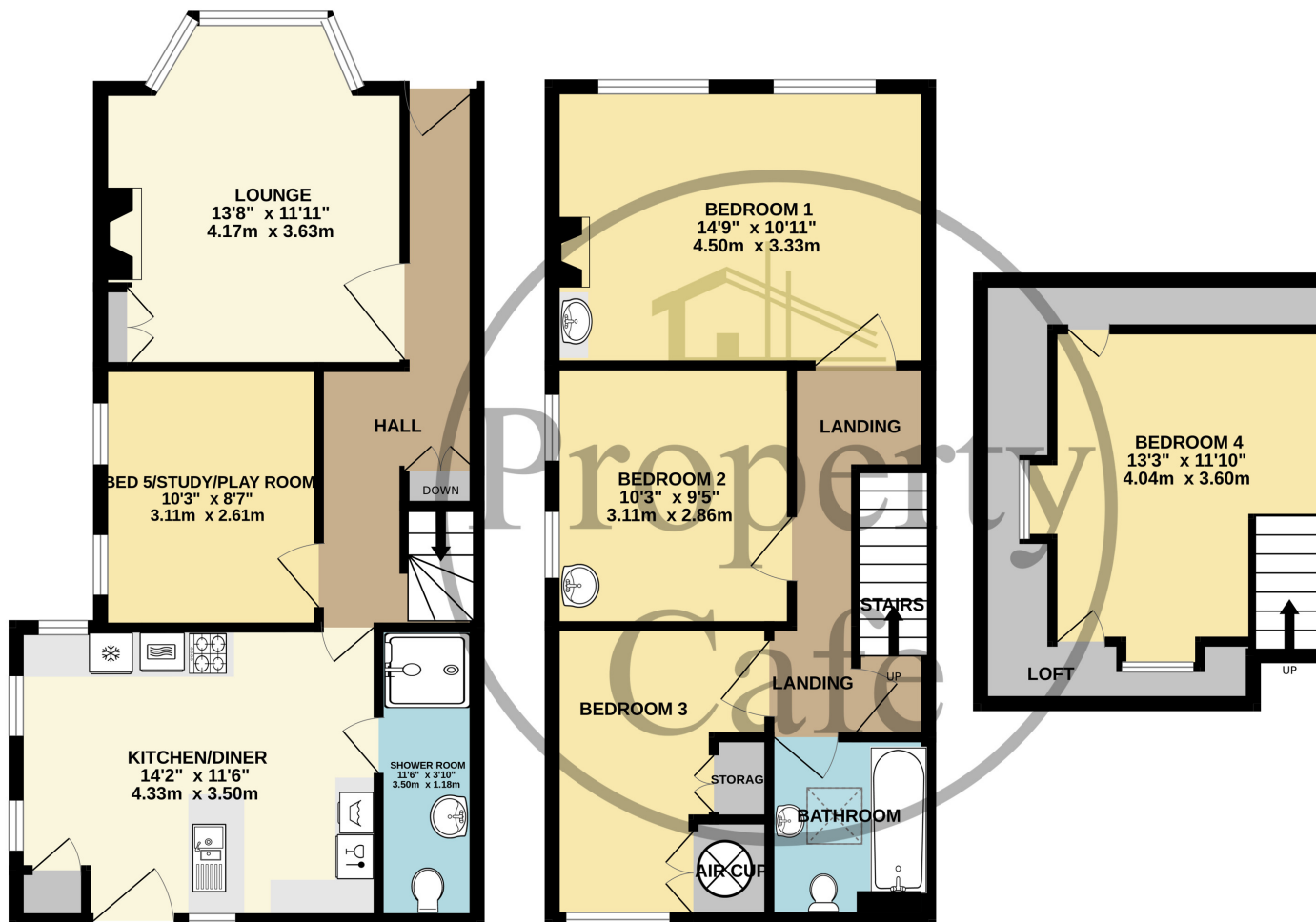
A 4/5 Bed Semi-Detached Property \* Situated In The Heart Of Ninfield Village \* Versatile / Three Storey Accommodation \* Family Lounge With Bay Window & Fireplace \* Separate Dining Room \* Modern Family Kitchen-Diner \* Ground Floor Shower Room & W.C \* Four Good Size Family Bedrooms \* Modern First Floor Bathroom \* Neutral Decoration & D.Glazed Throughout \* Detached Garage & Ample Parking (For Min x3 Cars) \* Highly Sought After Village Location \* Claverham School Catchment Area \* Oil Fired Central Heating \* Well Presented Decor Throughout \* Offered For Sale Chain Free !!



GROUND FLOOR  
533 sq.ft. (49.5 sq.m.) approx.

1ST FLOOR  
476 sq.ft. (44.2 sq.m.) approx.

2ND FLOOR  
219 sq.ft. (20.4 sq.m.) approx.



TOTAL FLOOR AREA : 1229 sq.ft. (114.1 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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At Property Café we believe it important to give clear and straight forward advice to both buyers and sellers alike. 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 that allows you the time and space to discuss your requirements with us in detail and enjoy your property search in comfort. Our trained consultants look forward to meeting you.

- 4 Bed Semi-Detached Property
- Versatile / Three Storey Accommodation
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    - Separate Dining Room
    - Modern Family Kitchen-Diner
  - Ground Floor Shower Room & W.C
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