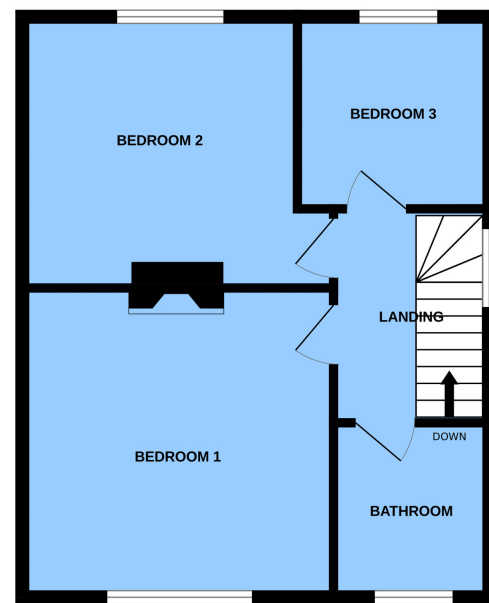
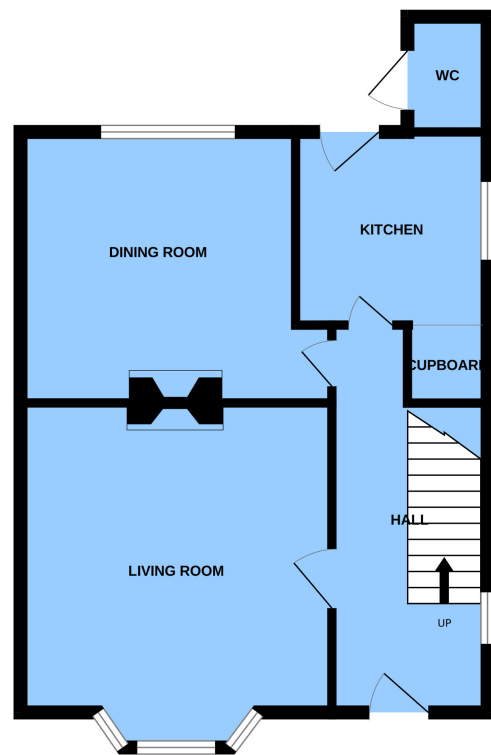


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		59
(39-54)	E		
(21-38)	F	33	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

GROUND FLOOR

1ST FLOOR



Glenhurst The Green, NINFIELD, East Sussex TN33 9JF oieo £400,000 freehold

A surprisingly spacious detached three bedroom character home with ample parking and a large south facing garden in a central village location.

1930s Detached House
 Parking

3 Bedrooms
 Claverham catchment

2 Reception Rooms

South Facing Gardens

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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Description

Glenhurst is an attractive detached 1930's property which has recently had extensive works carried out which included a complete re-wire, re-plumbed with new boiler and radiators and new block paved driveway. The property has further potential for cosmetic enhancement as well as huge potential to extend subject to any necessary planning consent being obtained.

The property currently offers two generous reception rooms, a fitted kitchen and to the first floor are three comfortable bedrooms. The outside space is a particular feature of the property and the front and rear gardens have mostly been re-fenced. There is a gate leading to the block paved driveway which offers ample parking and turning. A secure side gate leads to the large, level, south facing rear garden which has two sheds as well as the original brick built privy which is currently plumbed in to provide a useful utility room with wc.

Viewing is 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.

What3Words:///camps.detect.crunched

THE ACCOMMODATION COMPRISES

Covered entrance porch with part glazed door to

ENTRANCE HALL

With window to side, stairs leading to first floor landing, under stairs storage cupboard, radiator.

LIVING ROOM

13' 3" x 11' 5" (4.04m x 3.48m) With bay window to front, brick fireplace with wooden mantel.

DINING ROOM

12' 5" x 10' 5" (3.78m x 3.18m) With window to rear, chimney breast with wooden mantle, storage cupboards, radiator.



KITCHEN

8' 11" x 7' 3" (2.72m x 2.21m) with window to side, tiled floor and walls and fitted with a variety of base and wall mounted kitchen cabinets with tile effect working surface incorporating a stainless steel sink, under stairs storage cupboard with window, space for fridge/freezer, radiator, door to

FIRST FLOOR LANDING

With window to side, loft access.

BEDROOM 1

13' 2" x 11' 5" (4.01m x 3.48m) with window to front taking in brief countryside views, fireplace with tiled inset and wooden surround (not in use).



BEDROOM 2

12' 9" x 11' 9" (3.89m x 3.58m) with window to rear taking in views over the extensive garden, fireplace with tiled surround, cast iron inset (not in use).



BEDROOM 3

8' 10" x 7' 10" (2.69m x 2.39m) With window to rear, stripped wooden floor.

BATHROOM

6' 2" x 5' 7" (1.88m x 1.70m) with window to front, tiled walls and fitted with a low level wc, pedestal wash hand basin, panelled bath with shower attachment and radiator.

BRICK BUILT PRIVY

With window to side, terracotta tiled floor, part tiled and part wood panelled walls, plumbing for washing machine, power and light and wall mounted boiler.

OUTSIDE

To the front a gate leads to a fence enclosed area of block paved parking and turning. There is an area of lawn, graveled flowerbeds and a gate giving access to the rear. The rear garden is of a good size and is south facing, mainly laid to lawn with two sheds and the privy.



COUNCIL TAX

Wealden District Council
Band D - £2338 (2022/23)

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.