




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

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Tye Cottage, High Street, Ninfield, Battle, East Sussex
TN33 9JP
£450,000  3 Bedroom  2 Bathroom  2 Reception
Offers in Excess of



AT A GLANCE...

An exceptional countryside view out to sea is offered by this deceptively spacious modern detached house, complemented by a south-facing rear garden with a log cabin!

This well-proportioned house is located in Ninfield village and benefits from a wealth of natural light due to its south-facing aspect. Accommodation includes a welcoming entrance hall leading to the modern fitted kitchen/diner with double doors opening out to the rear garden. Matching wall and base units in the kitchen are finished with solid oak working surfaces. In addition, there is an integrated dishwasher, induction hob and oven. There is space for further appliances in the kitchen, as well as a utility cupboard and space for a dining table and chairs. The ground floor also features a living room with a log burner, a cloakroom and an additional versatile reception room.

There are three good-sized bedrooms on the first floor and a family bathroom. The master bedroom has an en-suite shower room and the additional double bedrooms benefit from stunning countryside views out to sea.

Furthermore, the property is double glazed throughout, has oil fired central heating and a part-boarded loft space.

Your early viewing is considered essential to appreciate all this impressive property has to offer in full!

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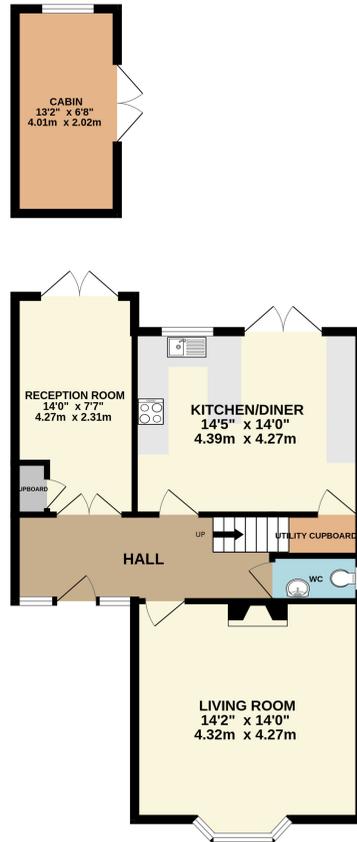
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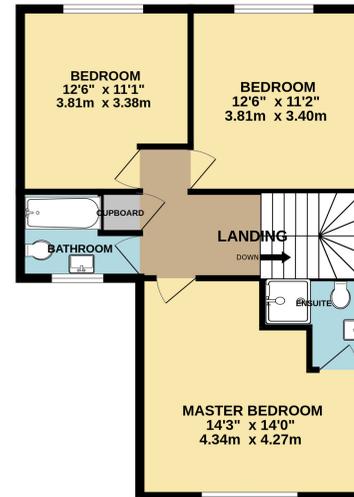
Key Features:

- Modern Detached House
- South Facing Garden With Cabin
- Living Room With Log Burner
- Two Bathrooms
- Exceptional Countryside Views Out To Sea
- Modern Kitchen/Diner
- Three Good Sized Double Bedrooms
- Modern Fixtures & Fittings

GROUND FLOOR
688 sq.ft. (63.9 sq.m.) approx.



1ST FLOOR
584 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA: 1272 sq.ft. (118.2 sq.m.) approx.

While 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+)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Location

The property is positioned in the heart of Ninfield. The village of Little Common is close and the iconic seafront promenade is just a 10 minute drive away. To the West, the historic towns of Herstmonceux and Battle are just a short drive away, as well as the stunning retreat of Ashburnham Place. The adjacent countryside offers the opportunity of endless walks through local bridleways and there is an excellent choice of both state and independent schools nearby.

Exterior

There is off-road for multiple vehicles at the front of the property and gated access to the rear garden.

The rear landscaped rear garden is south-facing and predominantly laid to lawn. Well-stocked with established trees, shrubs and plantings, together with a variety of seating areas where you can enjoy alfresco dining. A log cabin features in the rear garden, fully insulated with power & light. Additionally, there is a power supply in the rear garden and a pergola.

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