





PROPERTY DESCRIPTION

A 2/3 bedroom detached house situated in a quiet close in the semi rural location of Ninfield Village, enjoying good access to Battle and Bexhill. Notable benefits include westerly facing garden backing onto fields, ground floor WC and first floor shower room/WC, integral garage and private driveway. TO BE SOLD WITH VACANT POSSESSION.

FEATURES

- Two/Three Bedroom Detached House
- Sought After Semi-Rural Village Location
- Less Than Five Miles From Bexhill & Battle
- Integral Garage
- Ground Floor Cloakroom
- Backing Onto Fields With Countryside Views
- Thermostatically Controlled Electric Radiators
- Quiet Cul-De-Sac Location
- Council Tax Band - E
- TO BE SOLD WITH VACANT POSSESSION





ROOM DESCRIPTIONS

Entrance Hall

Accessed via double glazed front door with frosted glass double glazed window, under-stairs storage cupboard.

Ground Floor WC

Low level WC, wash hand basin with storage cupboards below, part tiling to walls, frosted glass double glazed window.

Living Room

15' 9" x 12' 11" (4.80m x 3.94m) Double glazed window with outlook to front.

Dining Room/Bedroom Three

14' 9" x 11' 9" (4.50m x 3.58m) Double glazed window overlooking the rear garden.

Kitchen

11' 9" x 9' 9" (3.58m x 2.97m) With range of fittings comprising; one and half bowl single drainer sink with mixer tap and cupboards under, further range of cupboards and drawers with worktop surfaces over, range of matching wall mounted cupboards, tiling to walls, built-in Neff electric double oven, four ring ceramic hob, space for fridge freezer, double glazed window overlooking the garden, glazed door leading to side.

First Floor Landing

Stairs rising from the ground floor, built-in cupboard housing hot water cylinder.

Bedroom One

12' 7" x 11' 9" (3.84m x 3.58m) With eaves storage cupboards, built-in storage cupboard, double glazed window with attractive countryside views.

Bedroom Two

13' 1" x 11' 3" (3.99m x 3.43m) With storage cupboard and two built-in double wardrobes, double glazed window with outlook to front.

Shower Room

Large shower cubicle with retractable seat and chrome hand grips, low level WC, wash basin with a range of built-in storage cupboards, shaver point, tiling to walls, chrome heated towel rail, double glazed frosted glass window to the side.

Integral Garage

19' 0" x 8' 11" (5.79m x 2.72m) With power and light, shelving, accessed via electrically operated roller door and double glazed door leading to the side, frosted glass double glazed window.

Outside

The front of the property is accessed via a block paved driveway which leads to the garage, pathway leading to the front door, the remainder is mainly laid to lawn.

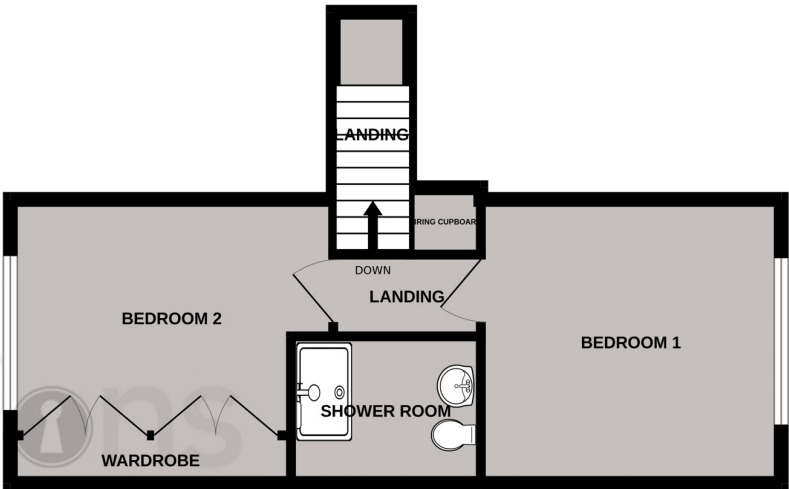
Approx 38' in length x 39' in width, the rear garden benefits from being of a westerly aspect and backs directly onto fields. Large area of lawn, various flower and shrub borders, greenhouse, outside tap, gated access down both sides of the property leading to the front.

FLOORPLAN

GROUND FLOOR



FIRST FLOOR



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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