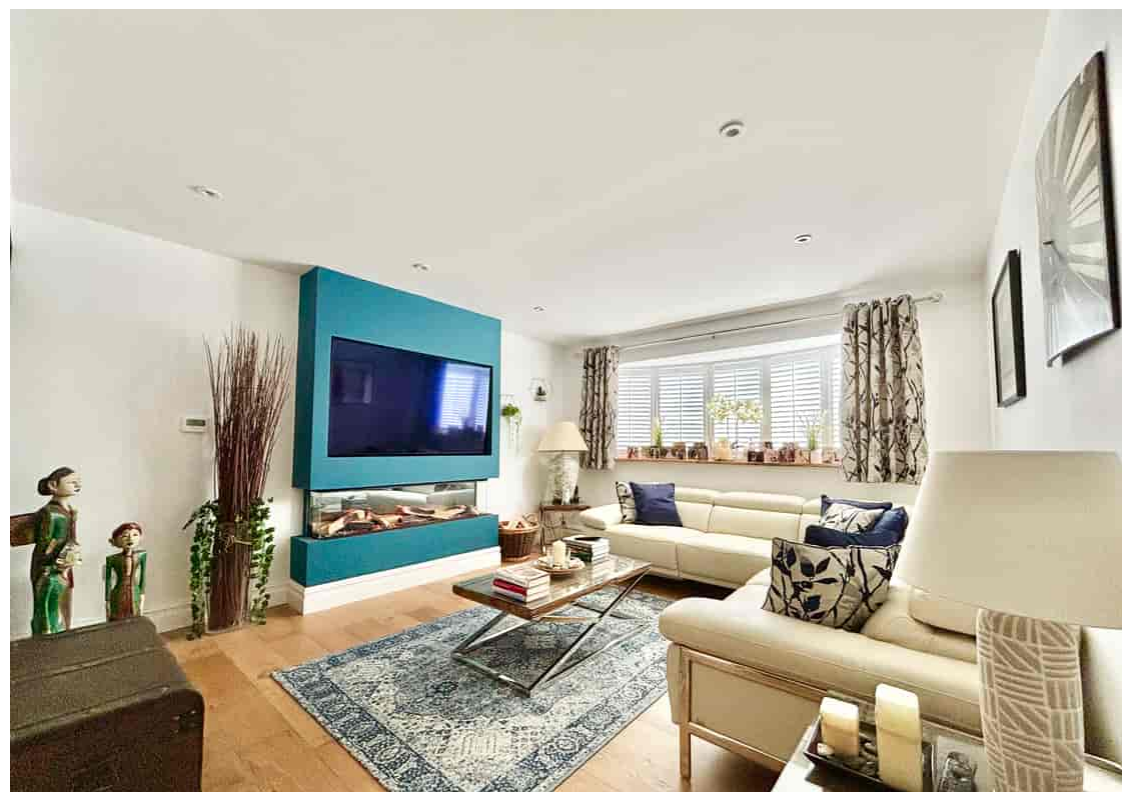
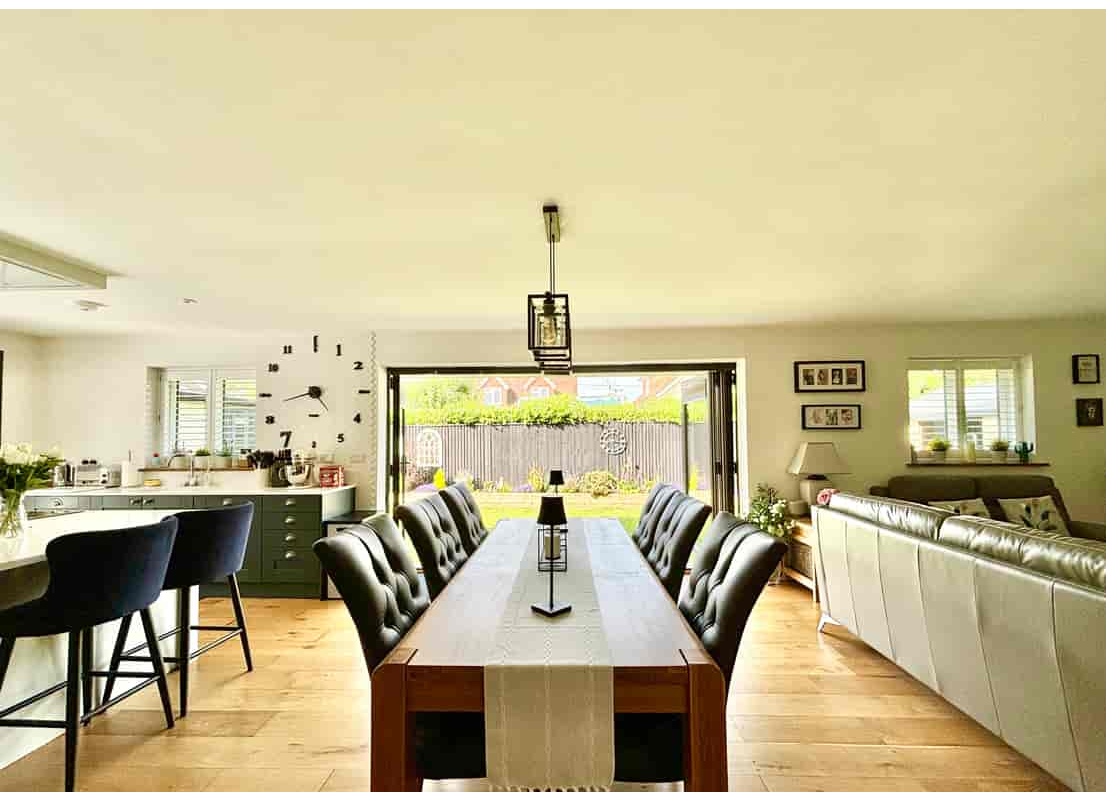




20 Downs View, Ninfield, Battle, East Sussex, TN33 9LF
Immaculately Presented 3/4 Bedroom Detached House - Offers in excess of £575,000



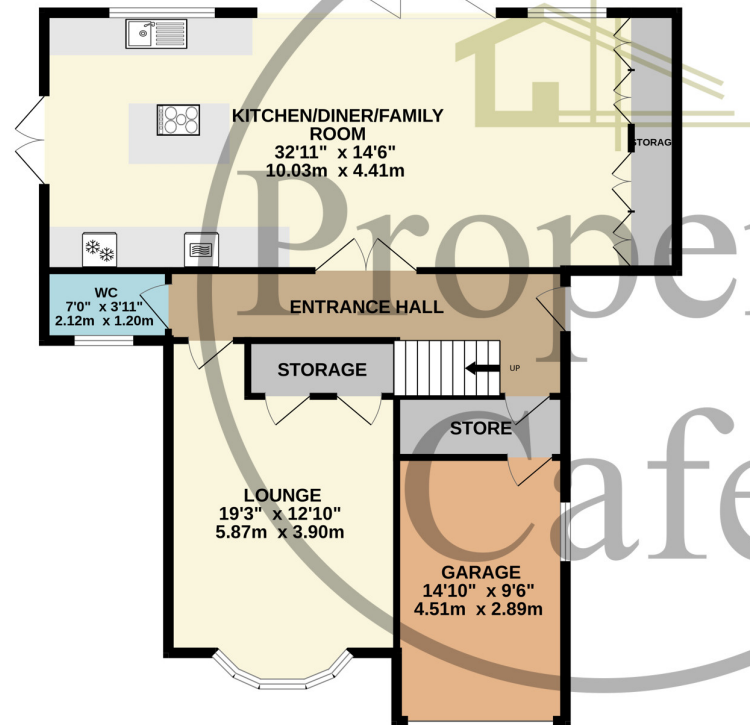
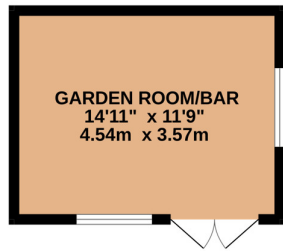


Property Cafe are delighted to present to the market this immaculate three bedroom detached house for sale with top of the range fixtures & fittings and positioned in an incredibly sought after location of Ninfield. Accommodation and benefits include; A spectacular open plan kitchen/dining/family room spanning across the rear of the property boasting bi-folding and french doors along with high end finished including quartz worktops, and integrated AEG appliances; Separate Lounge ideal for quieter more relaxed evenings; Ground floor WC & ample storage including walk-in store room located at the rear of the garage. Upstairs comprises of three spacious double bedrooms all of which fit to be the master; A family bathroom offering bath & overhead shower, wash basin & WC; Separate modern fitted shower room. Externally this property is generous in plot size and offers; Off-road parking & single garage with electric door; Outbuilding with power currently used as a bar but could also be used as a large home office; Peaceful seating areas and private sunny rear garden. This home is offered for sale in excellent condition throughout and we recommend you view at your earliest convenience.

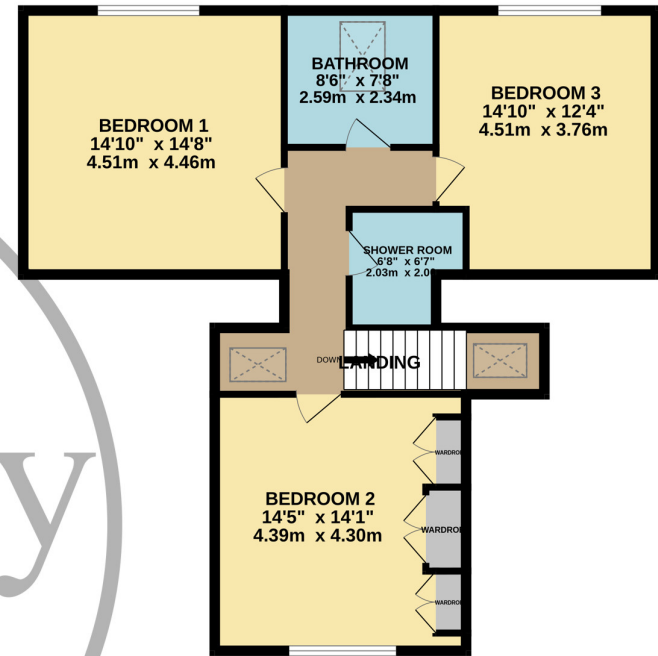
The property is situated within a popular and sought after pocket of Ninfield; Close to the village offering an array of local attractions and amenities. Ninfield is only a short distance to Battle and Bexhill, both of which offer an excellent range of independent shops and amenities serving the local residents, Battle Abbey and the superb De La Warr Pavilion in Bexhill regularly featuring bands, shows and international artists. You will find all the general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years, excellent Doctors surgery & dentists, vibrant local pubs and restaurants, a main pharmacy & main post office. There are regular bus services close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.



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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At The Property Cafe we believe it important to give clear and straight forward advice to both buyers and sellers alike and 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 which allows you the time to discuss your requirements with us and enjoy your property search in comfort. Our trained consultants will be on hand to assist you with any questions you may have. We very much believe in giving accurate viewing feedback to our clients after each viewing so would ask you to call us with your feedback as soon as convenient.





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- 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

www.propertycafe.co



01424 224488