

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		53
(21-38)	F	26	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			



Hedgehogs, High Street, Ninfield, East Sussex TN33 9JR

**£525,000 freehold**

An immaculately presented and characterful three/four bedroom semi-detached family home with a detached annexe and a large south facing garden all set in a central location in this popular village.

- Semi-Detached Home
- Ample Off Road Parking
- 1/2 Reception Rooms
- Detached Annex
- 3/4 Bedrooms
- South Facing Garden

## Description

Viewing is highly recommended to appreciate this delightful semi-detached family home which is presented in immaculate order enjoying surprisingly spacious and versatile accommodation laid out over two floors. The kitchen/dining room is a particularly impressive area which is ideal for family living and entertaining. In addition there is a separate reception room with a log burning stove and a second reception room which leads to a conservatory. A double bedroom bedroom and family bathroom complete the ground floor and to the first floor there are two spacious bedrooms and a cloakroom. In addition to the main house there is a completely separate newly built detached annex which has one bedroom, a shower room and a large open plan kitchen/living space. This is considered suitable for a number of uses including a home office for those working from home or for those looking for a property with potential for dual occupancy. The gardens are large, level and south facing, with a variety of outbuildings and to the front is ample off road parking.

The property is located close to the centre of the village which offers a number of pubs, a doctors surgery, primary school, post office and village shop and also falls within the Claverham catchment area. Nearby Battle offers a mainline station with regular services to London Charing Cross and nearby Bexhill offers a wider range of amenities and a range of recreational activities.

## Directions

From our office in Battle High Street proceed to Ninfield and at the roundabout by the petrol station turn right and proceed through the village of Ninfield, continue along the High Street passing the Blacksmiths Arms on the right hand side and continue on for a short distance and the property will be found along on the left hand side just before Coombe Lane before you start to leave the village.

What3Words:///clear.chaos.dialect

## THE ACCOMMODATION COMPRISES

A covered timber framed porch with door through to

### ENTRANCE PORCH

with radiator, coat hanging recess, ceramic tiled and two windows to front. A striped timber and stained glass door leads into

### ENTRANCE HALL

with stairs rising to first floor landing with understairs storage cupboard, radiator, ceramic tiled floor.

### LIVING ROOM

11' 11" x 11' 11" (3.63m x 3.63m) with window to front, centered around a working log burner with a red brick chimney breast and wooden mantel, tv point.

### RECEPTION 2/BEDROOM 4

10' 5" x 9' 2" (3.17m x 2.79m) with radiator and double doors

### CONSERVATORY

13' 3" x 12' 4" (4.04m x 3.76m) having a double aspect with double doors out to the patio, under floor heating, wall mounted light fittings and ceiling fan.



### KITCHEN/DINING ROOM

22' 10" x 11' 10" (6.96m x 3.61m) max, a double aspect room with windows to the rear and side. The kitchen area is fitted with a range of base and wall Shaker style kitchen cabinets incorporating cupboards and drawers with a butler sink with Victorian style tap fitting, space for washing machine and tumble dryer, integrated wine cooler, integrated Lamona microwave, electric Rangemaster oven with extractor above. The dining area has a window to the side, radiator, tv point, bluetooth speaker system, recessed lighting and a red brick feature with bressumer beam and shelved recesses with back lighting and to either side are storage cupboards, one housing the boiler. There is also space for an American style fridge/freezer.



### FAMILY BATHROOM

6' 0" x 6' 0" (1.83m x 1.83m) fully tiled with window to rear and fitted with a wc, vanity sink unit, panelled bath with shower attachment over and heated towel rail.

### BEDROOM 1

10' 10" x 9' 4" (3.30m x 2.84m) with window to front, tv point, radiator.

### FIRST FLOOR LANDING

### CLOAKROOM

with wc and wash hand basin.

### BEDROOM 2

14' 9" x 9' 4" (4.50m x 2.84m) max with window taking in the pleasant rural aspect to the rear; two eaves storage cupboards, exposed timbers, vanity sink unit, tiled counter top with cupboards below.

### BEDROOM 3

14' 9" x 7' 6" (4.50m x 2.29m) with eaves storage, window to rear taking in the pleasant rural aspect.

### DETACHED ANNEX

With door into open plan double aspect KITCHEN/RECEPTION ROOM with windows to front and rear and fitted with a range of wall and base units with integrated electric oven and wooden work tops incorporating a 4 ring hob and a 1 1/2 bowl sink with drainer and mixer tap. BEDROOM with window to garden. SHOWER ROOM fitted with wc and sink unit.



### OUTSIDE

To the front is a large area of gravel parking and turning, a side gate provides access to the rear garden which enjoys a large patio area accessed from the conservatory and kitchen. There is a gravel footpath which meanders all the way down to the bottom of the garden to the Annex with areas of well maintained lawn interspersed with mature hedges. There is a SUMMERHOUSE and a SHED.



### COUNCIL TAX

Wealden District Council  
Band C - £2077 (2023/24)

**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.