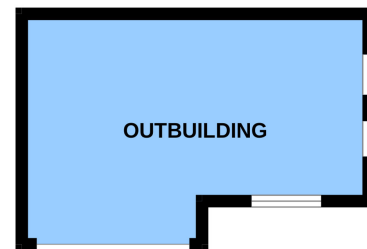
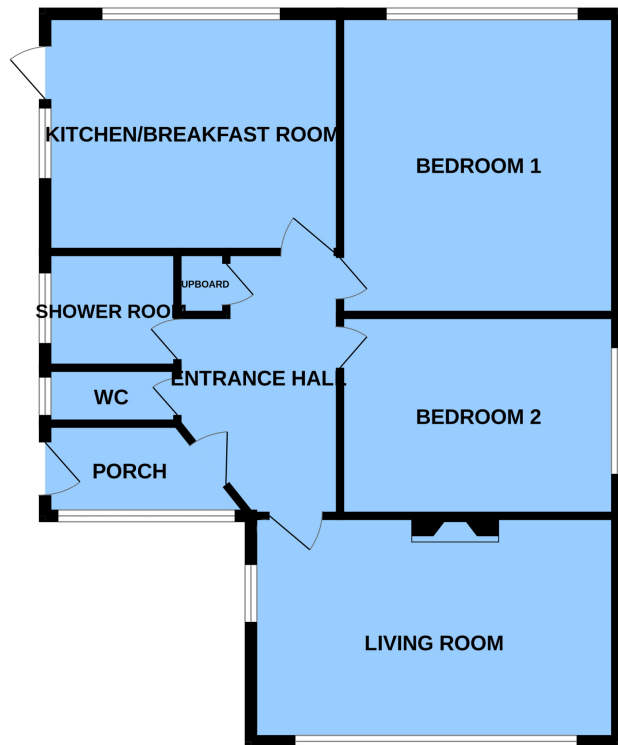


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## GROUND FLOOR



Deep Purple, The Green, Ninfield, Battle, East Sussex TN33 9JE **£435,000 freehold**

A spacious detached bungalow in a central village location with ample parking, large south facing rear garden, outbuilding with potential. No onward chain.

Detached Bungalow  
 Off-Road Parking

In Need of Modernisation  
 Large Garage/Workshop  
 with Potential

2 Bedrooms

Good Size Garden

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

Deep Purple is a surprisingly spacious detached bungalow that occupies a central village location in Ninfield. The property is within walking distance of a range of amenities including doctors surgery, post office, general store and several public houses. Nearby Battle offers a more comprehensive range of amenities that caters for day to day needs as well as a mainline station with regular services to London Charing Cross in just over an hour. The property itself has a spacious entrance hall which leads to all the principle rooms, there is a double aspect reception room with fireplace, two double bedrooms and large kitchen. Although the property is now in need of some general modernisation, has huge potential, subject to planning to further enhance to create a very comfortable family home. Externally the property enjoys generous front and rear gardens. The rear garden is south facing, has the benefit of a greenhouse and a large garage/workshop which has enormous potential either to create a substantial home office or secondary accommodation, again subject to planning consents being obtained.

## Directions

From the mini roundabout by the petrol station, bear right along the A269, passing the green on the left hand side where the property will be found shortly on the left, clearly indicated by our 'For Sale' board.

What3Words: ///wolf.birthdays.immediate

## ENTRANCE PORCH

8' 6" x 4' 6" (2.59m x 1.37m) Crazy paved floor and step up to front door which opens into the

## ENTRANCE HALL

16' 7" x 7' 7" (5.05m x 2.31m) max, loft access, radiator, large storage cupboard over.

## CLOAKROOM

Window to side, WC, wall mounted hand basin, partially tiled walls, wall mounted heater.

## LIVING ROOM

15' 4" x 11' 10" (4.67m x 3.61m) A generous size double aspect room with window to the front and side, centered around an electric fireplace, radiator, television aerial point.

## KITCHEN/BREAKFAST ROOM

13' 0" x 12' 0" (3.96m x 3.66m) max, window to the rear of the property, window to the side, glass panelled door giving access to the driveway. There is a variety of wall mounted and base units incorporating cupboards and drawers, integrated four ring ceramic Bosch hob with Neff extractor hood above, stainless steel sink drainer unit with mixer tap, space for dishwasher, washing machine, tumble dryer, radiator, space for fridge/freezer.

## BEDROOM ONE

14' 0" x 10' 10" (4.27m x 3.30m) With window giving southerly aspect to the rear, radiator, fitted wardrobes, telephone point.



## BEDROOM TWO

12' 0" x 10' 10" (3.66m x 3.30m) Window to the side of the property, radiator.

## SHOWER ROOM

6' 2" x 5' 10" (1.88m x 1.78m) max, window to the side of the property, storage cupboard, large shower unit with electric shower, heated towel rail, wall mounted wash hand basin, tiled walls.

## OUTSIDE

The property is set back from the road with a large front garden which is beautifully maintained, predominantly laid to lawn with mature hedges. There are large shrubs to include Rhododendron and Camellias. The tarmac driveway runs from the road down the side of the house to the bottom of the rear garden where there is a turning area and the



## GARAGE/WORKSHOP

22' 7" x 10' 6" (6.88m x 3.20m) Double aspect with windows to garden, vaulted ceiling, power and light, electric up-and-over door to front. Offers potential.



## REAR GARDEN

Mainly laid to lawn with a block paved patio adjacent to the kitchen. Large greenhouse. The garden is partially brick and close board fence enclosed.

## COUNCIL TAX

Wealden District Council  
Band D - £2,336.88

**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.