



Endswell Manchester Road, Ninfield,  
East Sussex, Battle TN33 9JX



## PROPERTY DESCRIPTION

NO CHAIN. A three/four bedroom detached bungalow situated on a level plot within the sought after village of Ninfield which is also within five miles of the seaside town of Bexhill and the market town of Battle. The accommodation comprises; entrance porch, entrance hall, dual aspect lounge/dining room, fitted kitchen, conservatory, three bedrooms, family bathroom and an inner hall which leads to the potential annex bedroom/bedroom four and modern shower room. Outside the property benefits from a large driveway with off road parking for several vehicles, garage (part of which has been partitioned as a workshop) and a south westerly aspect rear garden. EPC - D.

## FEATURES

- Three/Four Bedroom Detached Bungalow
- Sought After Village Of Ninfield
- Five Miles From Both Battle & Bexhill
- Large Driveway With Off Road Parking For Multiple Vehicles
- Area That Could Be Used As An Annex
- South Westerly Aspect Garden
- Garage
- Conservatory
- No Onward Chain
- Council Tax Band - D





## ROOM DESCRIPTIONS

### Entrance Porch

Accessed via UPVC front door with double glazed inserts, double glazed window.

### Entrance Hall

Accessed via glazed door, glazed window to the front, ceiling, access to loft space via hatch, three cupboards with one housing the electric boiler, radiator.

### Kitchen

8' 10" x 6' 9" (2.69m x 2.06m) Double glazed window to the front, panelled ceiling, a fitted kitchen comprising; a range of laminate working surfaces with inset one and half bowl sink and drainer unit with mixer tap, space for cooker with extractor fan over, a range of matching wall and base cupboards with fitted drawers, space for two under counter appliances, part tiled walls.

### Lounge/Dining Room

19' 7" x 12' 11" reducing to 8' 1" (5.97m x 3.94m reducing to 2.46m) A dual aspect roll with double glazed window to the front and double glazed sliding doors to the rear with the latter leading to the conservatory, ceiling coving, two radiators.

### Conservatory

14' 5" x 9' 0" (4.39m x 2.74m) Double glazed windows to the side and rear and double doors to the rear leading to the garden.

### Bedroom One

15' 1" x 9' 0" (4.60m x 2.74m) Two double glazed windows to the rear overlooking the garden, ceiling coving, radiator, built-in wardrobes.

### Bedroom Two

9' 5" x 8' 11" (2.87m x 2.72m) Double glazed window to the front, ceiling coving, radiator.

### Bedroom Three

9' 0" x 7' 0" (2.74m x 2.13m) Double glazed window to the rear, ceiling coving, radiator.

### Bathroom

Double glazed patterned window to the front, a fitted three piece suite comprising; panelled bath with Victorian style mixer tap and handheld attachment, pedestal wash hand basin, low level WC, chrome heated ladder style towel rail.

### Potential Annex Area

#### Inner Hall

Access to loft space via hatch, space for washing machine.

#### Bedroom/Office

10' 11" x 8' 3" (3.33m x 2.51m) Double glazed window and UPVC door to the rear with the latter leading to the garden, radiator.

#### Shower Room

Double glazed patterned window to the front, spotlights, a fitted three piece white suite comprising; large walk-in shower cubicle with Mira electric shower, low level WC, pedestal wash hand basin with mixer tap, wall mounted electric heater, part tiled walls.

#### Garage

9' 2" x 8' 9" (2.79m x 2.67m) Accessed via up and over door, power, lighting

#### Workshop/Garden Room

9' 1" x 8' 6" (2.77m x 2.59m) Rear part of the garage separated with a partition, double glazed window and door, power points, lighting.

### Outside

To the front there is large driveway providing off road parking for several vehicles and leads to the garage, gated side access, the remainder of the front garden is mainly laid to lawn with various well planted flowers and bushes.

The rear garden benefits from being of a south westerly aspect.

Adjacent to the rear of the property there is a large paved patio which extends almost the full width of the property and would make an ideal entertaining area, gated side access, water tap, door to the rear section of the garage, area of artificial turf, the remainder of the rear garden is laid to lawn.

FLOORPLAN

GROUND 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		82
(55-68)	<b>D</b>	60	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

