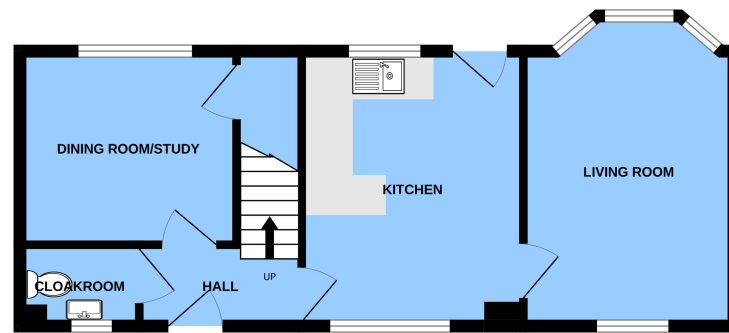
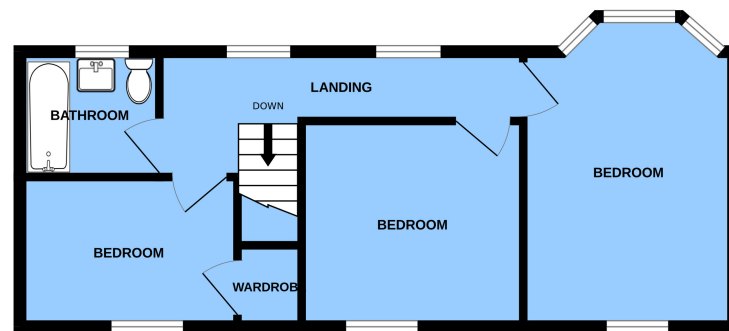


GROUND FLOOR



1ST 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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**1 Bircholt Marl pits Lane, Ninfield, East Sussex TN33 9LD £375,000 freehold**

A recently converted and refurbished 3 bedroom end of terrace family home that occupies a semi-rural setting on the outskirts of the village with two parking spaces, an enclosed rear garden and the balance of a 10 year Protek guarantee.

3 Bedrooms

Parking for 2 Vehicles

Semi-Rural Location

Balance of 10 Year Guarantee



## Description

Set on the rural outskirts of the village is this delightful end of terrace three bedroom home with bright and spacious accommodation. Renovated in 2020/21 the works include high levels of insulation, double glazing and a new central heating system throughout. The versatile accommodation provides a luxurious kitchen that opens out onto the garden, a large living and a separate reception room that could be used as a ground floor bedroom, study or dining area. There are three first floor bedrooms and a luxurious bathroom and outside there are two parking spaces to the front and a good sized area of enclosed rear garden complete with a well. With its desirable semi-rural location, yet close to the centre of the village and within easy reach of Battle and Claverham School, viewing is highly recommended.

## Directions

From the centre of Ninfield proceed in a westerly direction turning right into Manchester Road. continue along bearing right into Marl pits Lane and the property will be found along on the left hand side.

What3Words: ///zinc.ignites.wardrobe

## THE ACCOMMODATION COMPRISES

a double glazed door through to

## RECEPTION HALL

with stairs rising to first floor landing.

## KITCHEN

12' 9" x 9' 10" (3.89m x 3.00m) a double aspect room with double glazed door to rear and fitted with a range of base and wall mounted kitchen cabinets with integrated dishwasher, fitted low level oven and space and plumbing for an American style fridge/freezer. There is a good area of working surface incorporating a 1 1/2 bowl stainless steel sink with mixer tap and drainer and a 4 ring hob with extractor above. Wall mounted boiler.

## LIVING ROOM

15' max into bay x 10' (4.57m x 3.05m) a double aspect room.

## DINING ROOM/STUDY

10' 3" x 8' 8" (3.12m x 2.64m) with window to rear, understairs recess with space and plumbing for washing machine.

## CLOAKROOM

with obscured window to front and fitted with a white low level wc and wash hand basin with mixer tap.

## FIRST FLOOR SLIP LANDING

with window above.

## MASTER BEDROOM

15' 1" x 10' (4.60m x 3.05m) a double aspect room with bay window taking in views to the rear.



## BEDROOM 2

9' 10" x 9' 9" (3.00m x 2.97m) With window to front.

## BEDROOM 3

10' 3" x 9' 8" (3.12m x 2.95m)

## BATHROOM

7' 2" x 6' 9" (2.18m x 2.06m) with window taking in views to the rear and fitted with a P shaped bath with shower and shower screen, tiled enclosure, low level wc and vanity sink unit with mixer tap. Heated towel rail.



## OUTSIDE

To the front of the property is parking for two vehicles and an outside tap. A side gate gives access to the rear garden which is fence and hedge enclosed with an area of lawn and paved patio.



## COUNCIL TAX

Wealden District Council  
Band C - £2,176.54

**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.