
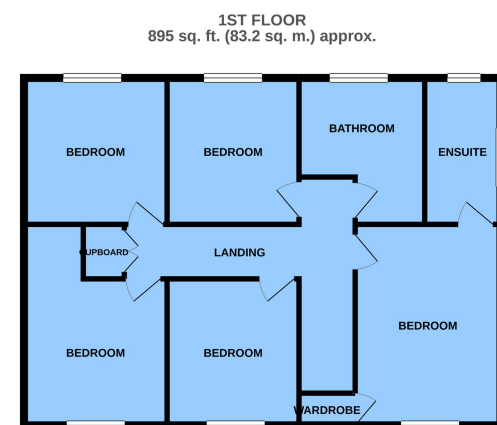
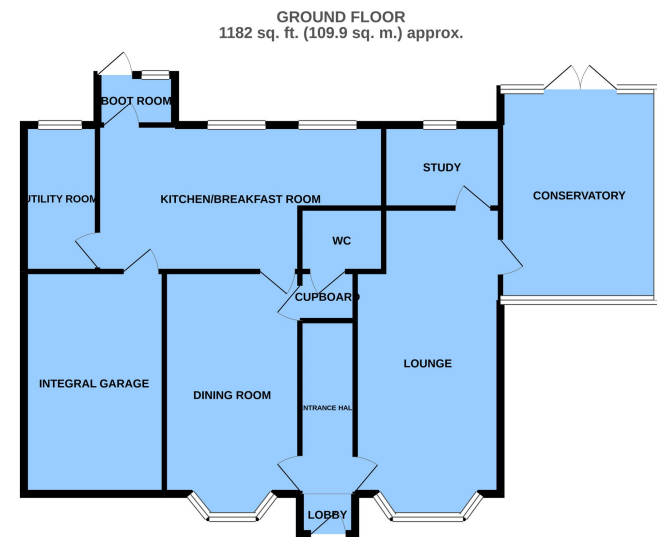


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E		
(21-38)	F	40	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA - 2078 sq. ft. (193.0 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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Pine Cottage High Street, NINFIELD, East Sussex TN33 9JR **£625,000 freehold**

An attractive detached village house with five bedrooms, three reception rooms and a conservatory that looks out onto the private and enclosed rear garden. All set within the centre of the village and within easy reach of the Primary School and within a short drive of Battle town centre and Claverham School.

Detached House
Integral Garage

5 Bedrooms
Claverham Catchment Area

3 Reception Rooms

Enclosed Gardens

Description

This central detached village property offers generous accommodation laid out over two floors with colourwashed rendered elevations, double glazing and oil central heating. There are three reception rooms and a conservatory that takes full advantage of the garden. The kitchen offers ample space for a breakfast table and the first floor provides five bedrooms, the main with en suite. Outside there is a large area of block paved parking with access to the garage. To the rear there are delightful enclosed gardens that offer privacy and seclusion.

NOTE: Some of the photographs are historic images held on our database.

Directions

From our office in Battle High Street proceed to Catsfield, pass through the village and on to the roundabout at Ninfield. Bear right into the High Street and continue along passing Manchester Road and the property will be found after a short distance on the right hand side.

What3Words:///reservoir.coining.streetcar

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

with tiled floor and stairs rising to first floor landing.

LIVING ROOM

22' 0" x 10' 10" (6.71m x 3.30m) 22' x 10' 10" maximum (6.71m x 3.30m) A dual aspect room with central brick fireplace, radiator and door through to



STUDY

9' 1" x 5' 7" (2.77m x 1.70m) with window to rear.

CONSERVATORY

15' 1" x 10' 9" (4.60m x 3.28m) Of double glazed construction with polycarbonate roof with tiled floor and double doors to rear garden.

DINING ROOM

15' 10" x 9' 9" (4.83m x 2.97m) with bay window to front coved ceiling and central brick fireplace with inset wood burning stove and tiled floor.

REAR HALLWAY

with access to understairs cupboard and door to

CLOAKROOM

with half tiled walls and fitted with a vanity sink unit and low level WC.

KITCHEN/BREAKFAST ROOM

21' x 11' (6.40m x 3.35m) with windows onto garden, coved ceiling, tiled floor and fitted with a comprehensive range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with spaces for appliances. There is a large area of worktop incorporating a butlers sink with mixer tap. Double radiator and ample room for breakfast table. Door to Garage.

UTILITY ROOM

10' 10" x 5' 1" (3.30m x 1.55m) with window to rear, coving, tiled floor and fitted with a range of base and wall mounted units providing cupboards and drawers.

REAR PORCH

10' 5" x 4' 6" (3.18m x 1.37m) Having a double aspect and fitted with a double base unit and sink.

FIRST FLOOR LANDING

with loft access.

MAIN BEDROOM

14' 5" x 10' 10" (4.39m x 3.30m) with window to front, coving, cast iron fireplace and large walk in wardrobe with hanging rail.



EN-SUITE SHOWER ROOM

9' 1" x 7' 8" (2.77m x 2.34m) part tiled and fitted with a corner glazed shower with tiled enclosure, pedestal wash hand basin, low level WC and radiator.

BEDROOM 2

11' 1" x 10' 7" (3.38m x 3.23m) with window to rear, coved ceiling and radiator.

BEDROOM 3

10' 2" x 9' 10" (3.10m x 3.00m) with window to front, coving and radiator.

BEDROOM 4

10' 8" x 9' 9" plus recess 4' 6" x 4' 4" (3.25m x 2.97m) with window to front, coving and radiator.

BEDROOM 5

12' x 10' 7" (3.66m x 3.23m) with window to rear, coving and radiator.

BATHROOM

with obscure window to rear and fitted with a roll topped bath, low level WC and pedestal wash hand basin. Radiator.

OUTSIDE

The property is approached over a block paved driveway giving access to the garage with ample parking. The front garden gives access to the side and rear and also to BIKE STORE. To the rear of the property is a large area of patio that leads across the back and out to the rear. The patio leads to an area of level lawn with a water feature and established flowerbeds. The whole offering privacy and seclusion.



INTEGRAL GARAGE

17' 0" x 10' 9" (5.18m x 3.28m) with electric up and over door.

COUNCIL TAX BAND

Wealden District Council
Band E - £2,856.18 (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.