



1 Coombe Shaw, Ninfield, Battle, East
Sussex TN33 9LQ



PROPERTY DESCRIPTION

A 2 bedroom semi detached house situated in this sought after location in the village of Ninfield. Notable features include 2 reception room, small extension to create ground floor Wc and utility, double glazing, private gardens, detached garage and driveway. VACANT POSSESSION. EPC E

FEATURES

- Sought after Ninfield location with good access to Battle and Bexhill
- 2 Bedroom semi detached house
- Small extension to create ground floor Wc and utility
- Private gardens
- Garage and private driveway
- 2 separate reception rooms
- VACANT POSSESSION
- Council tax - C





ROOM DESCRIPTIONS

Entrance Hall

Double glazed composite front door leading to entrance hall with built-in storage cupboard further door leading to Living Room

Living Room

16' 1" x 14' 7" (4.90m x 4.45m) With wall mounted contemporary feature fireplace electric heater, floor to ceiling double glazed window with outlook to front.

Kitchen

10' 0" x 8' 9" (3.05m x 2.67m) With range of fittings comprising single drainer stainless steel sink with mixer tap and cupboards under. Further range of cupboards and drawers with working surfaces over, built in electric cooker with four ring electric hob and cooker hood over, space for two appliances, built in storage cupboard, double glazed window with outlook to rear, part glazed door leading to utility area

Utility

7' 11" x 4' 8" (2.41m x 1.42m) With space for washing machine, large double glazed window double glazed door leading to the garden.

Ground Floor Wc

With low-level WC, wash hand basin, two double glazed windows

Dining Room

10' 0" x 6' 9" (3.05m x 2.06m) With wall mounted electric heater double glazed double doors leading onto rear garden.

Landing

Stairs rising from living room to first floor landing with built in storage cupboard, hatch to loft space with a retractable loft ladder, double glazed window to side.

Bedroom 1

12' 10" x 11' 0" (3.91m x 3.35m) With very large built-in storage cupboard, wall mounted electric heater, floor to ceiling double glazed window with outlook to front.

Bedroom 2

12' 10" x 7' 5" (3.91m x 2.26m) With wall mounted electric heater, double glazed floor to ceiling window with outlook to rear.

Bathroom

With white suite comprising panelled bath with independent shower over and glass screen, pedestal wash hand basin and low level WC, electric heated towel rail, double glazed window.

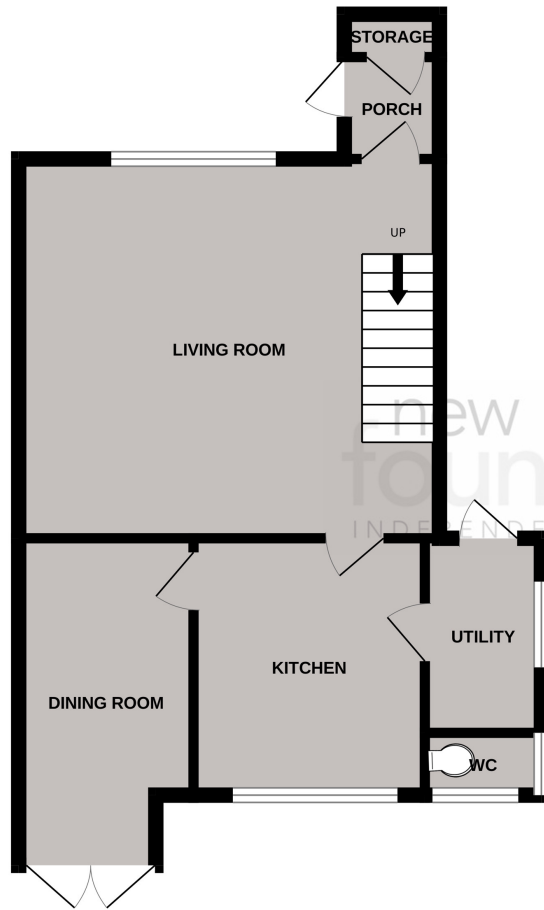
Outside

26' 0" x 23' 0" (7.92m x 7.01m) approx measurement of rear garden, mainly laid to patio with some flower borders, outside tap and power. Gated access to private driveway with DETACHED SINGLE GARAGE, accessed via metal up and over door with personal door and window to the side. Small area of garden down the side of the property with gated access to the front with a lawned front garden.

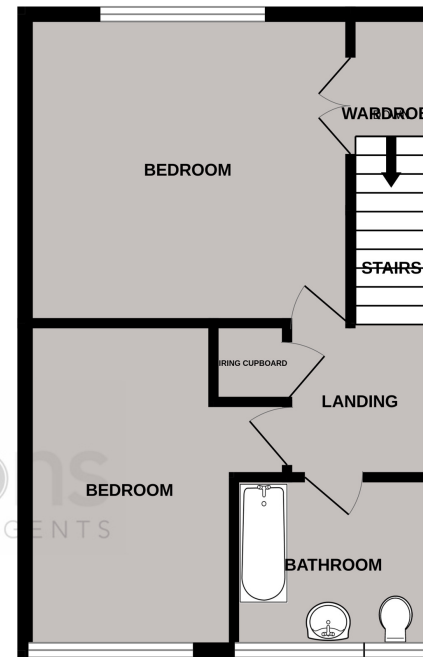


FLOORPLAN

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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