



**Bexhill Road
Ninfield, Battle, East Sussex TN33 9EE**

£475,000 Freehold

**Wyatt
Hughes**
Residential Sales

Bexhill Road, Ninfield, Battle, East Sussex TN33 9EE

Nestled in the popular Sussex village of Ninfield stands a spacious four bedroom detached family home, boasting an excellent garden, several outbuildings and enviable countryside views.

The property is accessed through a porch which flows through into a centrally located hall housing the staircase up to the first floor. On the ground floor, a beautifully light and airy dual aspect living room spans the length of the property, enjoying both front and rear-aspect garden views. A pair of sliding doors grant access to a superb, paved patio area. Located off the reception room is a well-presented kitchen, which has access out to the garden via a back door. Comprising a host of base- and eye-level units, breakfast bar, understairs larder cupboard and adjoining utility room, the space is designed around a busy family and is destined to be the hub of the home. Elsewhere, a good-sized dining room offers the perfect space to host family dinners and occasions.

On the first floor, four well-proportioned bedrooms are light and spacious – most of which come with sought-after built-in wardrobes and delightful countryside views. These first-floor bedrooms are served by a central family bathroom that features a bath with showerhead attachment, pedestal basin and WC. A hidden gem is undoubtedly the loft room, which can be accessed by a staircase secretly located in one of the bedrooms.

Externally, the property benefits from a large driveway which offers rear parking for several vehicles. The garden also hosts a suite of outbuildings including a timber-built workshop, car port and summer house, which are surrounded by a range of established plants, shrubs and flower beds.

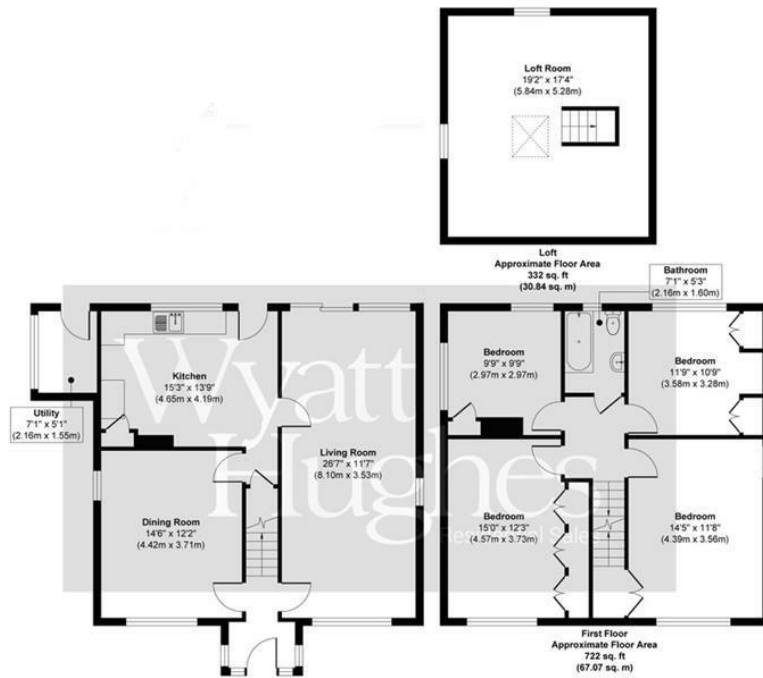
A traditional Sussex village, Ninfield offers a host of village amenities including local shop and post office, two local pubs, community hall, primary school and surgery. To arrange your viewing or to request further information, please contact the Wyatt Hughes office today.

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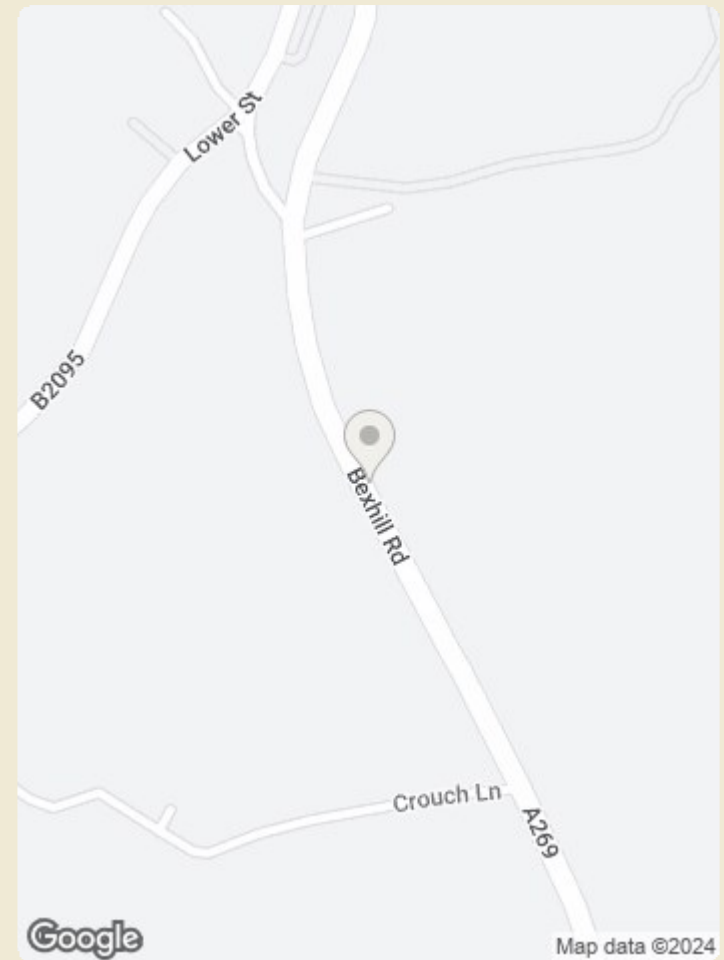
In accordance with the 1979 Estate Agency Act, we hereby disclose that the vendor of this property is associated with a member of staff of Wyatt Hughes.

- Tax Band E
- Detached house
- Large private gardens
- 1839 sq ft
- Popular village location
- EPC rating E
- Four bedrooms
- Driveway with off road parking for several vehicle
- Two reception rooms





Approx. Gross Internal Floor Area 1839 sq. ft / 170.83 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property.



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	69	England & Wales		EU Directive 2002/91/EC	47

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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