



High Street, Ninfield, TN33
£775,000

4 2 6 2256.41 sq ft

PAUL STRIPP
ESTATE AGENT PERSONAL SERVICE
EAST SUSSEX



This exquisite four-bedroom detached house, situated in the highly sought-after location of Ninfield, presents a captivating opportunity. Meticulously renovated and modernized to an exceptional standard by the current homeowners, this property offers a blend of elegance and functionality.



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EASY TO USE

Key Features

- Luxurious Modernisation: This home has undergone extensive renovations and modernisation
- Modern Gourmet Kitchen: Ash Veneer wall and base units & Quartz work surfaces
- Light, bright home with dual sky lanterns
- Premium Features: Wooden flooring with underfloor heating
- Four double bedrooms and one en-suite.
- Spacious Living: Boasting generously proportioned rooms
- High end bathrooms
- Prime Location: Situated in the highly sought-after location of Ninfield, this property offers easy access to amenities, schools & transportation
- Convenience: Benefit from ample off-road parking for multiple vehicles
- Garden with terrace area and large shed with power





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EAST SURREY





Entrance Porch: Door to front, window to front and side.

Entrance Hall: Door to front, engineered oak flooring, cast iron radiator, Nest thermostat.

First Reception room: Double glazed bay window with bespoke shutters, engineered oak flooring, cast iron radiator, log burner.

Second Reception Room: Double glazed window with bespoke shutters, engineered oak flooring, cast iron radiator, log burner.

Kitchen: Double glazed sliding doors to garden, dual sky lantern providing plenty of natural light, Ash Veneer wall and base units, Quartz work surfaces, and top of the line appliances; double electric oven, electric induction hob, cooker hood, integral fridge/freezer, dishwasher, wine cooler, instant hot tap sink. Underfloor heating, engineered oak flooring, cast iron radiator.

Utility Room: Wall and base units, plumbing for washing machine, wash hand basin, power points.

Cloakroom: Double glazed window, heated towel rail, WC.

Landing: Double glazed window to front, storage cupboards.

Main bedroom accessed via its own staircase: Double glazed windows to front and rear with bespoke shutters, cast iron radiators, built-in wardrobes, walk-in dressing area, eave storage.

En Suite: Walk-in rainfall shower, WC, wash hand basin, heated towel rail, underfloor heating, extractor fan, dressing room area with Velux window.

Bedroom Two: Double glazed window with bespoke shutters, cast iron radiator, feature fireplace, fitted wardrobes.

Bedroom Three: Double glazed window to front, cast iron radiator, feature fireplace, fitted wardrobes.

Bedroom Four: Double glazed window to rear, cast iron radiator, fitted wardrobes.

Incredibly finished bathroom: Double glazed window to rear, walk-in rainfall shower, free-standing bath with mixer taps, WC, underfloor heating, heated towel rail, wash hand basin.

Outdoor: Landscaped garden with paved area and lawn, large shed with power for storage. Ample off-road parking available.

Situated in highly sought-after Ninfield, this property offers easy access to amenities and transportation. Presented in pristine condition, this home is ready for you to move in and enjoy immediately.

Oil heating

Mains drainage

Council tax band E

Freehold





Main bedroom

The main bedroom is a spacious triple aspect double bedroom with fitted wardrobes and incredible views overlooking the garden and surrounding area.

Bedroom

There is a further large double bedroom on the front aspect, good size double.

Bedroom

Stairs to the final bedroom which is a generous size double bedroom attic room with storage in the eaves.

Outbuildings, including three stables and storage barn with a water supply.

There is also a summer house and a detached garage.

The garden is stunning, with lawn surrounded by woodland which is believed to have been a medieval quarry, used to supply stone to Battle Abbey. There are meandering paths through the gardens and woodland and a stream that runs through. The land surrounded the garden, house and woodland in a horse shoe shape and the whole site is believed to be around 7 acres. From various points on the land the views are spectacular.

Located in the heart of East Sussex, Battle is a picturesque town rich in history and modern amenities. Famous for the iconic Battle Abbey and the 1066 Battle of Hastings, this charming locale offers a blend of traditional shops, fine dining, and outdoor activities. With excellent schools, healthcare facilities, and transport links to Hastings and London, Battle is perfect for families and professionals alike.

Additional Information:

Services: Oil heating, electric, mains water, and private sewage system.



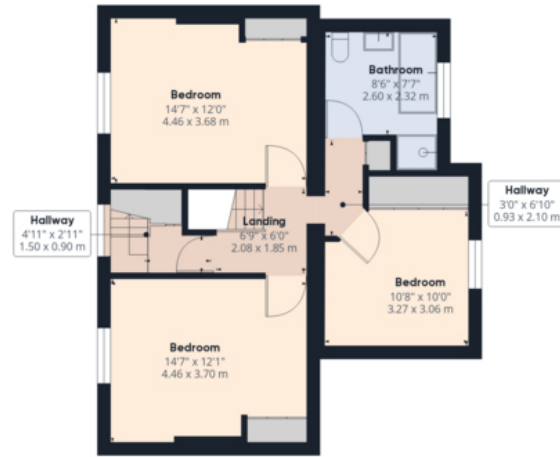


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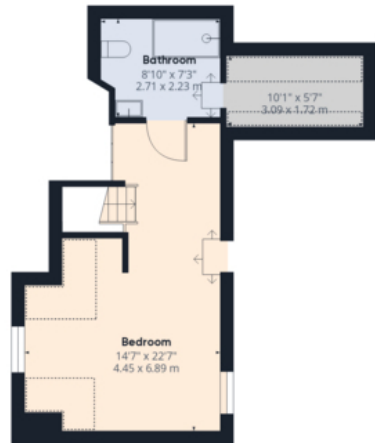
ESTATE AGENT PERSONAL SERVICE
FAST SERVICE



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



Approximate total area[®]

2256.41 ft²
209.63 m²

Reduced headroom

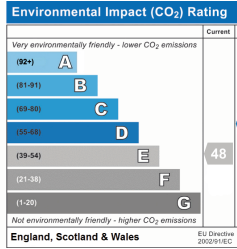
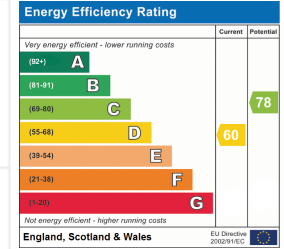
69.23 ft²
6.43 m²

Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Tenure Type:
Council Tax Band: E
Council Authority: Wealden

