



PAUL STRIPP
ESTATE AGENT PERSONAL SERVICE
EAST SUSSEX

Church Lane, Ninfield, TN33

£525,000

 4  2  6  1580 sq ft

PAUL STRIPP
ESTATE AGENT PERSONAL SERVICE
EAST SUSSEX



In Ninfield, this home features a spacious office/bedroom, dining and living areas, downstairs bathroom, utility spaces, and an external studio/office. Upstairs, three bedrooms and a bathroom complement a south-facing garden and large driveway



PAUL STRIPP
ESTATE AGENT PERSONAL SERVICE
LAST 30 YEARS

Key Features

- Views of the South Downs
- Front and rear gardens
- South facing rear garden
- Driveway
- Village location
- Workshop
- En-suite
- Stunning views from the main bedroom
- Porch utility area with front and back access
- Two reception rooms





PAUL STRIPP
ESTATE AGENT



Located in the desirable village of Ninfield, this detached house offers 1584 sq ft of adaptable living space, presenting an outstanding opportunity for those looking to bring their unique vision to life. Ideal for both families and professionals, the property features an external studio, perfect for conversion into a home office or creative space, enhancing work-from-home capabilities or artistic pursuits. With four bedrooms, two reception rooms, and positioned for an optimal village lifestyle near amenities and scenic countryside walks, it promises comfort and convenience alongside creative potential.



The interior boasts a bay-fronted sitting room at the rear, where spaciousness and an open fireplace create a heartwarming atmosphere, complemented by stunning views that the main bedroom also enjoys, making for a tranquil retreat. The front of the house hosts the dining room and a flexible office or ground-floor bedroom, adding to the home's versatility. The kitchen, adjacent to the dining area, is fully equipped with appliances and ample storage, ready to cater to family meals and entertaining.

Adding to the home's practical aspects is a 20 ft side porch/utility area, providing extensive storage and utility space, indicative of the property's inherent flexibility for various lifestyle needs.

Upstairs, alongside the main bedroom with its breathtaking views, there are two additional bedrooms and a contemporary Jack'n'Jill bathroom/W.C., all combining functionality with modern aesthetics.

Externally, a 60 ft driveway ensures ample parking, complemented by a well-maintained front garden. The southerly facing rear garden, approximately 80 ft x 40 ft, is a canvas for outdoor living, featuring a 20'0 x 8'0 summer house/office, a timber shed, raised patio, and a covered deck area, offering abundant potential for gardening and outdoor relaxation.

This property, with LPG gas central heating and double glazing, is a canvas awaiting a personal touch, offering the flexibility to mold it into a dream home. The additional external studio or office space further enhances its appeal, making it an attractive option for those blending residential and professional lives. A viewing is highly recommended to fully grasp the potential and unique aspects of this inviting village home.

Location

The property is located on Church Lane which is a quiet no-through road in the heart of the historic village of Ninfield. There is easy access by foot to the village amenities such as; The Primary School, Doctors surgery, Church, two pubs, shop and garage. Additionally surrounding the property are a number of countryside footpaths. The cottage is also in the Claverham catchment.

Bexhill seafront is a short car journey away. Also, a short drive is the historic town of Battle, the site of 1066, and its selection of shops. Battle train station is on a direct line to the London mainline stations of London Bridge, London Waterloo East and London Charing Cross.







PAUL STRIPP
ESTATE AGENT PERSONAL SERVICE
EAST SURREY



Approximate total area⁽¹⁾
 1584.2 ft²
 147.18 m²

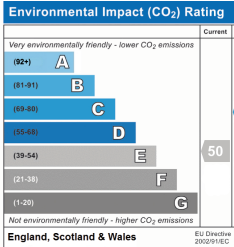
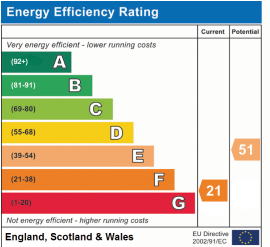
Reduced headroom
 17.11 ft²
 1.59 m²

(1) 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: Freehold
Council Tax Band:
Council Authority:

Paul Stripp Estate Agent
 18B High Street, Battle, TN33 0AE
 01424 772954 | info@paulstrippestateagent.com

