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4 Downs View, Ninfield
£416,500



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4 Downs View

Ninfield, Battle

Well-maintained two-bedroom bungalow with spacious living room, practical kitchen, and bathroom with separate bath and shower. Rear garden with side access, garage, and driveway. Rewired in 2020, with new front and rear doors installed in 2024.

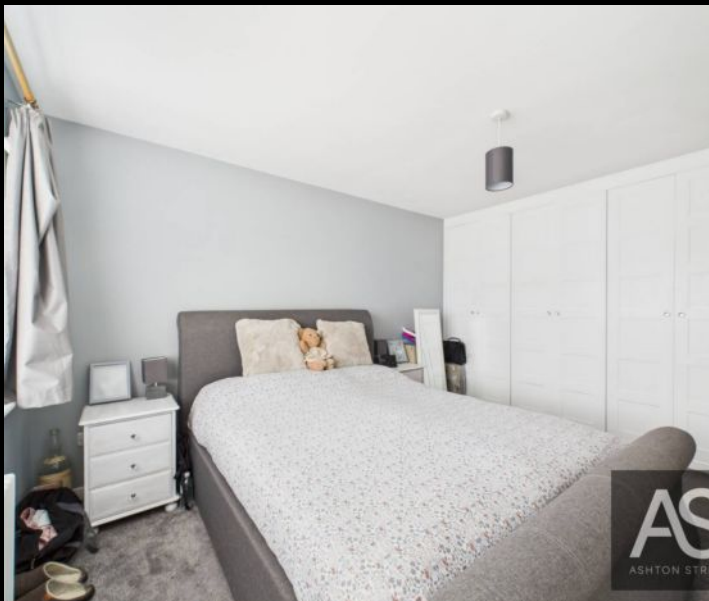
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- Two well-proportioned double bedrooms, both with grey carpets
- Spacious living room with built-in media wall and front garden outlook
- Bathroom with walk-in shower, separate bath, and wood-effect flooring
- Practical kitchen with space for dining and direct access to rear garden
- Wide entrance hallway with durable Cardean flooring and storage cupboard
- Electric boiler installed in 2020; rewired the same year
- New front and rear doors fitted in 2024
- Rear garden with lawn and patio areas, plus side access
- Garage with fitted shelving and access from front and side
- Driveway parking for one car; quiet village location with good local links







A newly fitted front door opens into a wide hallway with Cardean flooring and a built-in cupboard housing the electric boiler (installed in 2020).

To the right, the main living room overlooks the front garden and includes a built-in media wall with integrated storage. Beyond the living room, the kitchen sits at the rear of the house, fitted with cream wall and base units, green marble-effect laminate worktops, and an electric hob and oven. There's space for a fridge freezer, washing machine, and a dining table, with a rear door leading out to the garden.

Next to the kitchen, the bathroom features a walk-in shower with green brick-style tiling, a separate bath with white tile surround, a white suite, and a wood-effect floor.

To the left off the hallway are two double bedrooms. The front bedroom is a spacious double with built-in cupboards and grey carpet, while the rear bedroom also has grey carpet and looks out over the back garden.

Outside, the rear garden offers a mix of lawn and patio, with side access available on one side only. At the front, there's a lawned area, a block-paved path to the entrance, and a driveway for one car. The garage includes fitted shelving and can be accessed from both the front and the side.

The property was rewired in 2020, and radiators are installed in all rooms apart from the kitchen. Both the front and rear doors were replaced in 2024.

Council Tax Band D

Ninfield is a well-connected village in East Sussex, set between the historic towns of Battle and Bexhill-on-Sea. Surrounded by countryside yet just a short drive from the coast, it offers a mix of rural charm and everyday convenience. The village itself has a strong community feel, with a primary school, two popular pubs, a local shop, and regular bus links to nearby towns. For rail connections, Battle and Bexhill stations are both within easy reach, providing direct routes to London and the coast. It's an ideal spot for those seeking a quieter pace of life without feeling remote.

