



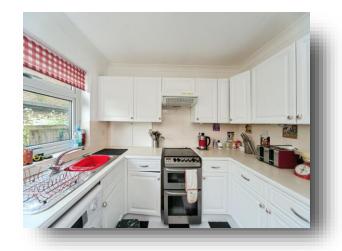


welcome to

Hurstmead - Manchester Road, Ninfield Battle

Fox & Sons are thrilled to showcase this stunning SEMI-DETACHED BUNGALOW with THREE BEDROOMS, nestled in the heart of the desired Village of Ninfield. Benefits include two double bedrooms, an impressive 21 ft lounge, GARAGE, stunning front & rear gardens and a beautiful countryside outlook!













Entrance Porch & Hallway

Leading to all ground-floor accommodation.

Lounge

21' 4" x 16' 6" (6.50m x 5.03m)

With an impressive square footage, the lounge benefits from two double-glazed windows to the front-aspect along with two double-glazed windows to the side-aspect, multiple radiators, powerpoints, TV point, wooden flooring throughout and a feature fireplace with brick detailing.

Kitchen

9' 11" x 9' (3.02m x 2.74m)

Comprising a matching range of wall & base units, double-glazed window and door out to the side-aspect, single sink & drainer unit with mixer tap, space & plumbing for a washing machine / dishwasher and fridge freezer, electric oven with induction hob and extractor fan above, partly-tiled walls, radiator and powerpoints.

Bedroom One

14' x 10' (4.27m x 3.05m)

Featuring double-glazed windows to the rear-aspect with a gorgeous view over the rear garden, integral wardrobe space, triple radiator and powerpoints.

Bedroom Two

10' x 9' 9" (3.05m x 2.97m)

Featuring a double-glazed window to the rearaspect, integral storage space, double radiator, powerpoints and TV point.

Bedroom Three

10' 6" x 6' 7" (3.20m x 2.01m)

With a double-glazed window to the front-aspect, powerpoints and radiator.

Bathroom

Comprising a frosted double-glazed window to the side-aspect, low-level WC, pedestal wash hand basin, paneled bath with chrome shower attachments, partly-tiled walls and radiator.

Garage & Gardens

Access to garage via up & over door to the front or separate access from the rear garden.

The front of the property offers a beautiful garden mostly laid to lawn, mature shrubbery, feature point, concrete pathway leading to both the main entrance porch and round to the gated side access.

To the rear, you'll find a gorgeous & private space filled with mostly with lawn, partial area of patio, mature shrubbery, plant beds, wooden fencing surround, wooden built outbuilding and an unmatched view of over the field behind.



Total floor area 96.6 m² (1,040 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by way foreigned com-





welcome to

Hurstmead - Manchester Road, Ninfield Battle

- Semi-Detached Bungalow
- Three Spacious Bedrooms
- Gorgeous Views Across the Countryside
- Peaceful Village Setting in Ninfield
- Garage & Off-Road Parking

Tenure: Freehold EPC Rating: E

Council Tax Band: D

£375,000







Manchester Rd

High St

Map data ©2025

Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/BOS112209



Property Ref: BOS112209 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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1 Devonshire Square, BEXHILL-ON-SEA, East Sussex, TN40 1AB



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