



Somerville House - Manchester Road, Ninfield Battle TN33 9JX

welcome to

Somerville House - Manchester Road, Ninfield Battle

A charming mock Tudor style DETACHED FOUR/FIVE BEDROOM family home within the popular and sought after village of Ninfield, benefiting from a garage, driveway, and three/four reception rooms. Previously utilised for multi generation living. Schedule your viewing today!



Entrance Vestibule & Hallway

External door into vestibule, with tiled flooring and internal door to entrance hall. Stairs to first floor, storage cupboard, access to WC, separate shower room and multiple reception rooms.

Living Room

15' 5" x 12' 7" (4.70m x 3.84m)

Accessed via double doors from the hallway. A light room with patio doors to the conservatory, also benefiting from an additional window for added light and a gas fireplace with mantle and surround.

Kitchen

14' 10" x 11' 6" (4.52m x 3.51m)

A refitted high gloss kitchen with worktops comprising a range of base and wall units, drainer sink unit with mixer tap, space for fridge/freezer, integrated double oven, induction hob with electric extractor fan and space for fridge/freezer. Dual aspect double glazed windows, radiator and powerpoints.

Conservatory

15' 7" x 8' 8" (4.75m x 2.64m)

Part brick construction with double glazed windows and a polycarbonate roof, tiled floor, and powerpoints.

Dining Room

14' 3" x 13' (4.34m x 3.96m)

Bay fronted reception room with double doors from the hallway, dual aspect with double glazing, radiator and powerpoints.

Bedroom Five / Snug

9' 2" x 10' 8" (2.79m x 3.25m)

Double glazed window, radiator and powerpoints.

Utility Room

7' 3" x 10' 11" (2.21m x 3.33m)

Range of base and wall units with worktops, drainer sink unit with mixer tap, electric induction hob, integrated oven and space for under counter fridge/freezer. Door to garage, double glazed window, radiator and powerpoints.

Bedroom One

14' x 10' 8" (4.27m x 3.25m)

Primary bedroom with space for ample storage, access to en-suite.

En-Suite Shower Room

Tiled walls, shower cubicle, WC and wash basin with vanity unit.

Bedroom Two

9' 1" x 14' 3" (2.77m x 4.34m)

Double bedroom with double glazed window, radiator and powerpoints.

Bedroom Three

8' 10" x 12' 8" (2.69m x 3.86m)

Double bedroom with dual aspect double glazed window, radiator and powerpoints.

Bedroom Four

7' 3" x 11' (2.21m x 3.35m)

With double bedroom with double glazed window, radiator and powerpoints.

Bathroom

Three piece bathroom suite with bath, WC and hand wash basin. Double glazed window and towel rail.

Garage

8' 9" x 18' 4" (2.67m x 5.59m)

Up and over door, internal door to utility room and rear door to garden. Powerpoints and plumbing for washing machine.



Total floor area 180.9 m² (1,947 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 www.focalagent.com



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welcome to

Somerville House - Manchester Road, Ninfield Battle

- Detached Family Home
- Village Location
- Four / Five Bedrooms
- Three Bathrooms
- Three / Four Reception Rooms

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: F

£600,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BOS112818 - 0002

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fox & sons



01424 224243



BexhillonSea@fox-and-sons.co.uk



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



fox-and-sons.co.uk