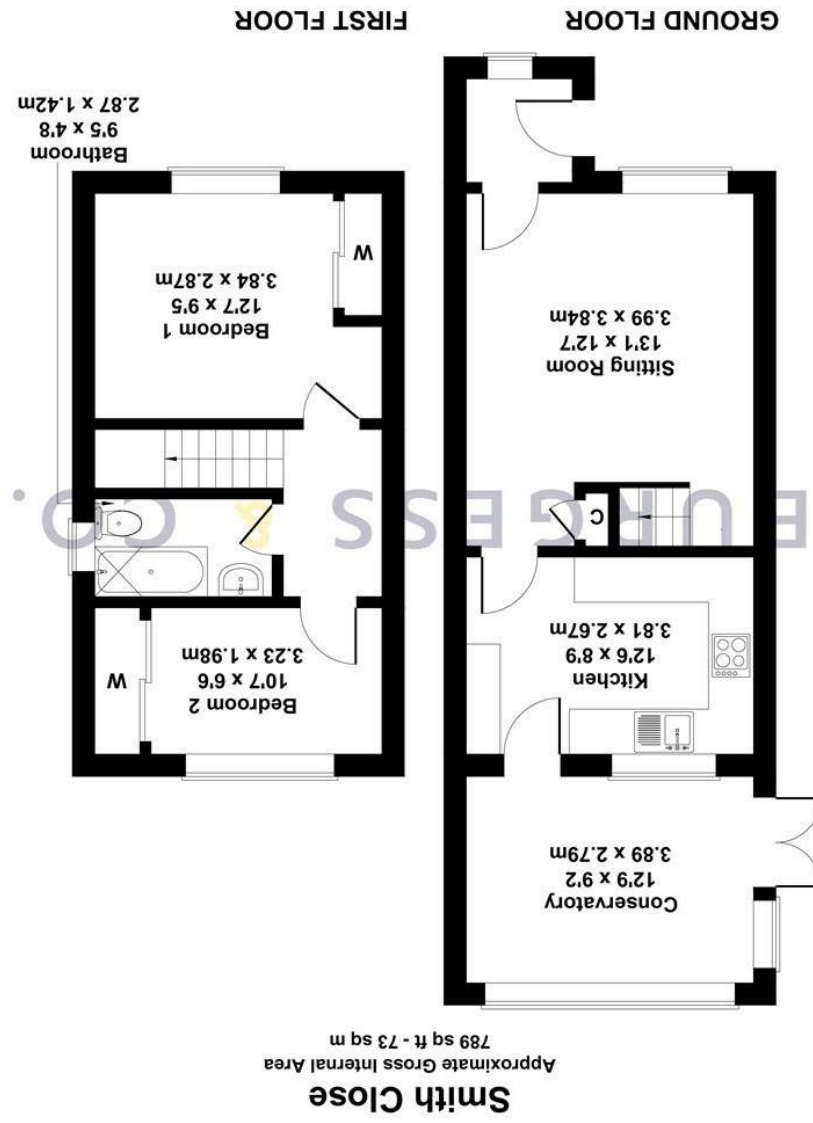


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**BURGESS & CO.** 15 Smith Close, Ninfield, TN33 9RB  
01424 222255

£300,000 Freehold



**01424 222255**

**\*\*CHAIN FREE\*\*** Burgess & Co are delighted to bring to the market this rare opportunity to acquire this beautifully presented two bedroom semi-detached house, situated in a semi-rural location of Ninfield with its primary school, village hall, public houses, bus services and is also within easy reach of Bexhill, Eastbourne and Battle. The property offers bright and spacious accommodation and comprises an entrance lobby, a sitting room with feature fireplace, a fitted kitchen, a double glazed conservatory and to the first floor there are two double bedrooms and a fitted family bathroom. The property benefits from being double glazed throughout, offers a fresh standard of decoration, off road parking and a particular feature is the large rear garden being mainly laid to lawn with patio area. Viewing essential by vendors sole agents.

**Entrance Lobby**

With double glazed window to the front, single glazed door to

**Living Room**

13'1 x 12'7

With feature fire, understairs storage cupboard, stable style door leading to stairs to First Floor, double glazed window to the front. Door to

**Kitchen**

12'6 x 8'9

Comprising matching range of wall & base units, worksurface, inset 1 & 1/2 bowl stainless steel sink unit, fitted double oven, fitted electric hob with extractor hood over, space & plumbing for washing machine, space for fridge/freezer, tiled splashbacks, double glazed window to the rear, double glazed frosted door to

**Conservatory**

12'9 x 9'2

With light & power connected, polycarbonate roof, double glazed windows, double glazed French doors to the garden.

**First Floor Landing**

With

**Bedroom One**

12'7 x 9'5

With built-in wardrobes, loft hatch, airing cupboard, double glazed window to the rear.

**Bedroom Two**

10'7 x 6'6

With built-in wardrobes, double glazed window to the front.

**Bathroom**

9'5 x 4'8

Comprising bath with electric shower over, low level w.c, pedestal wash hand basin, heated towel radiator, partly tiled walls, extractor fan, double glazed frosted window to the side.

**Outside**

To the front there is off road parking for one vehicle, a flowerbed housing mature shrubs & plants and side access. To the rear there is a corner garden being mainly

laid to lawn, flowerbeds housing mature plants, shrubs & hedges, a patio area, a greenhouse, a garden shed and a bin store area.

**NB**

Council tax band: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>47</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

