



BURGESS & CO.
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25 Smith Close, Ninfield, TN33 9RB

Offers In Excess Of
£400,000 Freehold



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Burgess & Co are delighted to bring to the market this rare opportunity to acquire this beautifully presented four bedroom detached house, situated in the sought after 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, all of which have mainline railway stations and further shopping facilities. The property is arranged to provide an entrance hallway, a 20'9ft living room, a 20'9ft kitchen/breakfast room, a utility room and a cloakroom to the ground floor. To the first floor there are four double bedrooms, one with an en-suite bathroom and a family bathroom. The property benefits from double glazing, an air source heat pump providing central heating and solar panels. To the outside there is a block paved driveway providing off road parking, an integral garage and to the rear there is a delightful enclosed garden. Viewing is essential to truly appreciate all that this property has to offer.

Entrance Hall

With radiator, fitted cupboard, stairs to First Floor.

Downstairs W.C

8'6 x 6'5

Comprising low level w.c, vanity unit with inset wash hand basin, radiator, double glazed frosted window to the rear.

Living/Dining Room

20'9 x 11'3

With two radiators, feature fireplace with wood burner, dual aspect with double glazed window to the front, double glazed French doors to the rear.

Kitchen/Breakfast Room

20'9 x 10'9

Comprising matching range of wall & base units, worksurfaces, inset stainless steel sink unit, Range master double oven, Klarstein extractor hood over, Bosch oven, integrated fridge/freezer, tiled floor, chrome heated towel radiator, space for table & chairs, radiator, double glazed window to the front & rear, double glazed door to the rear garden. Door to

Utility Room

8'3 x 5'6

Comprising base units, worksurface, inset stainless steel sink unit, space for appliances, storage space, double glazed window to the rear.

First Floor Landing

With radiator, cupboard with cylinder & controls for solar panels, access to loft via drop down ladder being insulated & boarded.

Bedroom One

20'3 x 10'8

With radiator, dressing area, triple aspect with double glazed window to the front, side & rear. Door to

En-suite Bathroom

7'2 x 6'5

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

Bedroom Two

13'1 x 10'8

With radiator, double glazed window to the rear.

Bedroom Three

12'2 x 9'3

With radiator, double glazed window to the front.

Bedroom Four

10'4 x 9'1

With radiator, double glazed window to the front.

Family Bathroom

11'1 x 6'5

Comprising bath with shower over & folding screen, low level w.c, pedestal wash hand basin, shower cubicle with electric shower, partly tiled walls, radiator, double glazed frosted window to the rear.

Outside

To the front there is a wall enclosed area of lawn, mature shrubs & trees, a block paved driveway providing off road parking leading to

a garage. To the rear there is a patio area, an area of shingle, various shrubs & trees, a patio area, two garden sheds, air source heat pump, being enclosed by fencing with gated side access and further gate leading to Ninfield recreation ground.

Garage

15'2 x 8'2

With up & over door.

NB

Council tax band: F

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	92	95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC