

**RUSH  
WITT &  
WILSON**



**15 Stocks Meadow, Battle, East Sussex TN33 9JD**  
**£320,000**



**A three bedroom semi detached house, situated in the stunning village location of Ninfield, whilst being only a short drive to Battle High Street and Bexhill Town Centre. Offering bright and spacious accommodation throughout, the property comprises dual aspect living/dining room, modern fitted kitchen/breakfast room, downstairs cloakroom/wc, three double bedrooms and family bathroom suite. Other internal benefits include oil fired central heating and double glazed windows and doors throughout. Externally the property boasts stunning private and beautifully established front and rear gardens. Viewings come highly recommended by Rush Witt & Wilson sole agents.**





**Entrance Hallway**

Obscure glass panelled entrance door, radiator, stairs rising to the first floor, doors off to the following:

**Living/Dining Room**

16'3 x 13'1 (4.95m x 3.99m)

Double aspect with windows to the front and rear elevations, double radiator.

**Kitchen/Breakfast Room**

10'9 x 9'10 (3.28m x 3.00m)

A modern fitted kitchen with a range of matching wall and base level units, laminate straight edge worksurface, one and a half bowl sink with side drainer and mixer tap, integral electric oven with four ring electric hob and extractor canopy above, integral fridge, tiled splashbacks, large storage cupboard with central heating boiler, obscure double glazed door to the side elevation, double glazed window to the rear elevation overlooking the rear garden.

**Cloakroom/WC**

Suite comprising low level wc, wash hand basin, obscure glazed window to the side elevation.

**First Floor**

**Landing**

Window to the front elevation, access to loft, doors off to the following:

**Bedroom One**

13'1 x 9'0 (3.99m x 2.74m)

Double glazed window to the rear elevation with stunning views across Ninfield and towards Eastbourne Downs, radiator.

**Bedroom Two**

10'4 x 9'10 (3.15m x 3.00m)

Double glazed window to the rear elevation with stunning views across Ninfield and towards Eastbourne Downs, radiator, built in wardrobe cupboard space.

**Bedroom Three**

9'10 x 7' (3.00m x 2.13m)

Double glazed window to the front elevation, radiator.

**Bathroom**

A modern suite comprising low level wc, corner bath with

chrome mixer tap, chrome hand shower attachment, additional shower over bath with wall mounted shower controls, chrome shower attachment and chrome shower head, wash hand basin, radiator, obscure glass panelled window to the front elevation.

**Outside**

**Front Garden**

Beautifully maintained and mainly laid to lawn with plants, shrubs and trees of various kinds, enclosed with picket fencing offering privacy and seclusion.

**Rear Garden**

Beautifully established with plants, shrubs and small trees of various kinds, patio area suitable for alfresco dining and entertaining, timber framed storage shed.

**Outbuilding**

Of brick construction with light and power, space and plumbing for washing machine, space for tumble dryer, space for additional fridge/freezer.

**Additional Outbuilding**

Of brick construction providing ample storage space, power and light connected.

**Agents Note**

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band – B

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

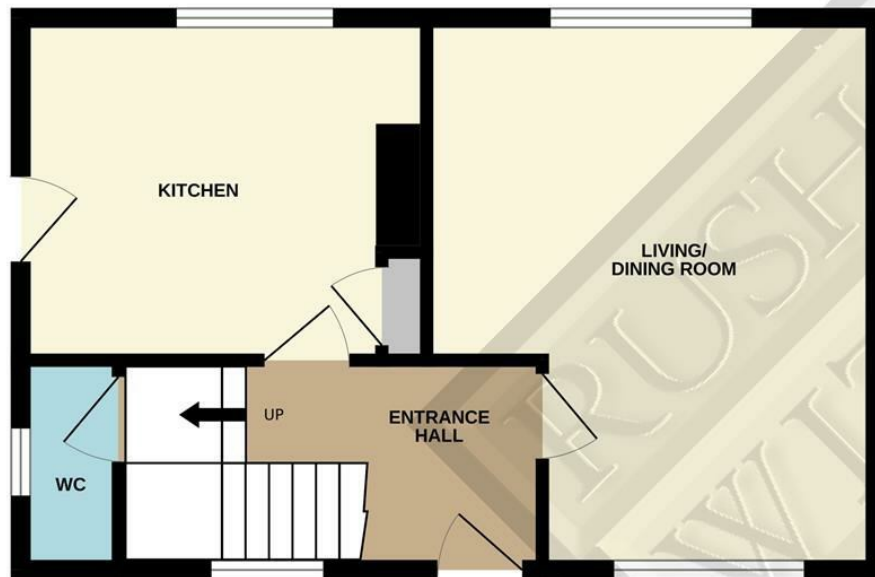
If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.







GROUND FLOOR  
404 sq.ft. (37.5 sq.m.) approx.

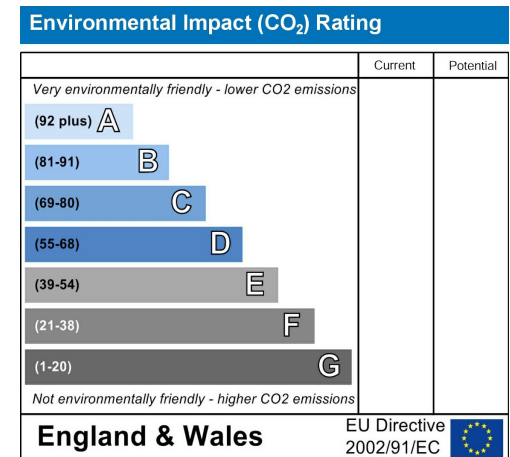
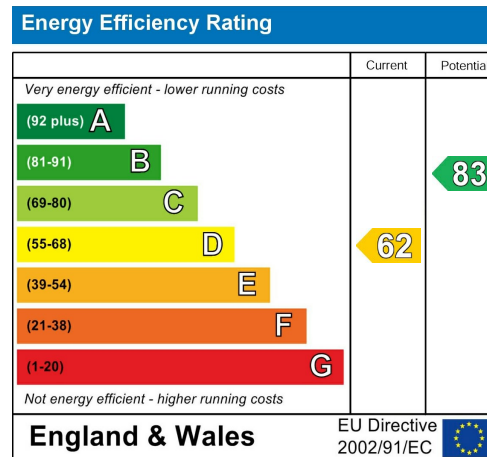


1ST FLOOR  
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 810 sq.ft. (75.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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