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FOR SALE  
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**Sebourne, High Street, Ninfield, East Sussex TN33 9JP**  
**£350,000**

**This delightful period semi detached property is set in the heart of this vibrant rural village. Conveniently located within walking distance of the village school, shop, public house and doctors; As well as being in the Claverham school catchment area. The property is approached via the driveway providing off street parking for two vehicles leading to an attractive entrance porch and into the entrance hall, dual aspect sitting room with lovely bay fronted window, dining room leading into the country cottage style kitchen which enjoys a dual aspect and access onto the garden and a cloakroom. To the first floor there are three bright bedrooms and a bathroom.**

**Outside there is a charming well maintained cottage style garden that is enclosed with gated access onto the front driveway.**

**\*\*\*\*\* Offered to the market with no onward chain \*\*\*\*\***



Property approached via the driveway leading to a uPvc glazed door with stain glass style panels into:-

### **Entrance Porch**

Brick and uPvc double glazed construction with tiled floor, lighting and wooden glazed door into:

### **Entrance Hall**

With stairs to first floor and lighting.

### **Sitting Room**

13'2 x 12'7 to the into bay (4.01m x 3.84m to the into bay)

This charming room enjoys a dual aspect via double glazed windows to the side and front as well as a bay fronted window; flooding this room with natural light. Decorative cast iron fireplace with tiled hearth and wooden surround and mantle, ceiling lighting and electric wall mounted heater.

### **Dining Room**

12'11" x 14'4" to the maximum reducing to 10'9"

(3.96m x 4.37m to the maximum reducing to 3.28m)

Measured into under stairs recess. With ceiling lighting, electric wall mounted heater and double glazed window to side aspect.

### **Kitchen**

14'0" x 13'3" to the maximum reducing to 8'2" (4.27m x 4.04m to the maximum reducing to 2.49m)

Fitted with a lovely county cottage style range of wall, base and full height cupboards, plate rack and open shelving, complementing solid granite work surface, integral oven and electric hob, space for fridge/freezer, washing machine and dishwasher, 1 1/2 ceramic sink with drainer and mixer tap, slate tiled floor with underfloor heating, inset ceiling lighting, built-in pantry cupboard and enjoying a dual aspect via a double glazed window to the side and double glazed double

doors with aspect and access onto the rear garden.

### **Cloakroom**

Fitted with a low level w.c, pedestal wash hand basin with hot and cold taps, part tiled walls, obscured double glazed window to rear aspect and ceiling lighting.

### **First Floor**

#### **Landing**

Split level with ceiling lighting and loft hatch access.

#### **Bedroom One**

11'1 x 13'2 (3.38m x 4.01m )

This bright room has a large double glazed window to front aspect, ceiling and wall mounted lighting and electric wall heater.

#### **Bedroom Two**

9'6 x 8'1 (2.90m x 2.46m)

With double glazed window to side aspect, ceiling lighting, electric wall heater, fitted heigh level cupboards, wardrobe, drawers and single bed.

#### **Bedroom Three**

9'7 x 7'4 (2.92m x 2.24m)

Double glazed window to side aspect, ceiling lighting and electric wall mounted heater.

#### **Bathroom**

9'8" x 6'3" reducing to 4'5" forming an 'l' shape (2.95m x 1.91m reducing to 1.35m forming an 'l' sha)

Fitted with a low level w.c, pedestal wash hand basin with hot and cold taps, panelled bath with hot and cold taps and shower over, ceiling lighting, electric towel rail, double glazed obscured window to side aspect and airing cupboard.

### **Outside**

### **Front garden**

The front is neatly laid to lawn with well stocked flower and shrub borders and gated access to the rear garden.

### **Parking**

Off street parking for two vehicles.

### **Rear Garden**

The pretty cottage garden is enclosed with close board fencing and a brick wall with an attractive herringbone block paved terrace running adjacent to the rear of the property and around the side; ideal for outdoor entertaining. Opening onto the level lawn with flower and shrub planted borders, exterior lighting, water tap, gated side access and timber shed.

### **Agents Notes**

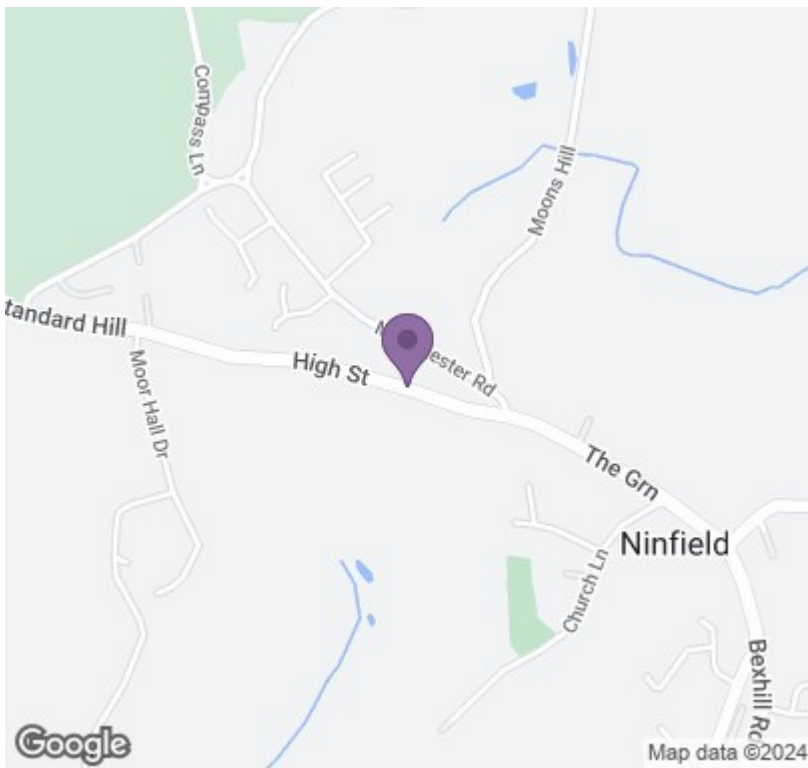
None of the services or appliances mentioned in these sale particulars have been tested.

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 C







Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
Current: <b>45</b>	Potential: <b>80</b>
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
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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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