

**RUSH  
WITT &  
WILSON**



**Beckington High Street, Ninfield, East Sussex TN33 9JR  
£699,950**

Rush, Witt & Wilson are delighted to bring to the market, this 1930s detached family home situated in the tranquil village of Ninfield, this property offers a serene lifestyle away from the hustle and bustle of the city. Whether you're looking for a cozy night in or planning a grand gathering, this house is the perfect entertaining space.

The accommodation comprises in principle on the ground floor, entrance porch and hallway, two reception rooms, a beautiful kitchen/diner with a separate snug with log burner, with a further utility room. To the first floor, there are three double bedrooms and a beautiful family bathroom. The second floor is perfect for getting away from the rest of the home, considered suitable for guests or children, there is a large double bedroom with a separate shower room.

Parking will never be an issue with space for approximately eight vehicles, making hosting friends and family a stress-free affair, the four double bedrooms, two shower rooms and additional WC allow enough room for guests. The level rear garden provides a peaceful retreat, perfect for relaxing after a long day.

Don't miss out on the opportunity to own this fantastic family home in the heart of Ninfield. Viewings can be arranged by calling our Battle office on 01424 774440.



### **Entrance Porch**

Accessed via double glazed door, windows to side and rear, tiled flooring. Door to:

### **Entrance Hallway**

Tiled flooring, radiator with cover, carpeted stairs rising to the first floor. Doors off to the following:

### **Living Room**

15'9 (into bay) x 14'9 (4.80m (into bay) x 4.50m)

A dual aspect room with large double glazed bay window to front with shutter blinds, double glazed window with shutter blind to side, Karndean wood effect flooring, feature fireplace with log burner and slate hearth, picture rail, radiator with covering.

### **Reception Room**

10'9 x 11'9 (3.28m x 3.58m)

Another dual aspect room with double glazed doors to rear leading onto the garden, further double glazed window to side, Karndean wood effect flooring, picture rail, radiator with cover.

### **Downstairs WC**

5'9 x 4'5" (minimum) (1.75m x 1.35m (minimum))

Tiled flooring, toilet vanity unit with sink included, double glazed window to rear, understairs storage.

### **Kitchen/Diner**

Including snug.

### **Snug Area**

11'9 x 9'9 (3.58m x 2.97m)

Tiled flooring, double glazed window to front with shutter blinds, log burner with tiled hearth. Open Plan access to:

### **Kitchen/Diner**

15'9 x 15'2 (4.80m x 4.62m)

Kitchen: Continuation of tiled flooring, feature kitchen island with a range of matching wall and base units with granite worktops over, incorporating a built-in one and a half bowl sink with integrated side drainer, double glazed window to rear overlooking the garden, space for Range double oven, with splashback behind and cooker hood over, space and

plumbing for dishwasher, further built-in dishwasher.

Dining Area: Further kitchen storage units with space for large double fridge/freezer, double glazed patio doors leading onto the garden, flanked by further full length double glazed windows, double glazed window to side, double glazed Velux skylight. Access to:

### **Utility Room**

7'7 x 5'6 (2.31m x 1.68m)

Continuation of tiled flooring, frosted double glazed window to side, double glazed Velux skylight, range of matching wall and base units, space and plumbing for washing machine, space and plumbing for tumble dryer.

### **First Floor**

#### **First Floor Landing**

Accessed via carpeted stairs. Feature double glazed window to rear overlooking the rear garden, understairs storage cupboard, radiator. Doors off to the following:

#### **Bedroom Three**

15'3 x 11'9 (4.65m x 3.58m)

An L-shaped room currently used as a spare bedroom/office. A dual aspect room with double glazed window to rear with shutter blinds, further double glazed window to side, radiator.

#### **Bedroom One**

12'0 x 14'9 (3.66m x 4.50m)

A further dual aspect room, double glazed window to front offering distant sea views with shutter blinds, further double glazed window to side with shutter blind, wooden flooring, built-in storage cupboard, radiator.

#### **Bedroom Two**

11'9 x 9'9 (3.58m x 2.97m)

Carpeted flooring, double glazed window to front with shutter blind offering distant sea views, built-in storage cupboard, radiator.

#### **Family Bathroom**

15'3 x 6'5 (4.65m x 1.96m)

Tiled flooring, large shower enclosure with concealed shower

valve and further shower spray attachment, freestanding bath with shower spray attachment, vanity unit with sink over, toilet unit, frosted double glazed window to rear, frosted double glazed window to side, large full length wall mounted radiator, heated towel rail.

### **Second Floor**

#### **Second Floor Landing**

Accessed via carpeted stairs with a double glazed Velux over the stairs, wooden flooring, further double glazed Velux on landing. Doors off to the following:

#### **Bedroom Four**

11'86 x 11'02 (3.35m x 3.40m)

Continuation of wooden flooring, double glazed window to rear overlooking the garden, storage into eaves, radiator.

#### **Shower Room**

6'1 x 6'0 (1.85m x 1.83m)

Lino flooring, shower enclosure with concealed shower valve, pedestal wash hand basin, low level WC, heated towel rail, double glazed Velux.

#### **Rear Garden**

Primarily laid to lawn with a large patio area, perfect for alfresco dining, solid concrete base for a large shed, raised flower beds, raised mature vegetable gardens, range of mature shrubs.

#### **Front of Property**

A large shingle driveway with off road parking for multiple vehicles, mature laurel hedgerows either side giving privacy. Mature flowerbeds with a range of shrubs and flowers, with beautiful wisteria to the front.

#### **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.

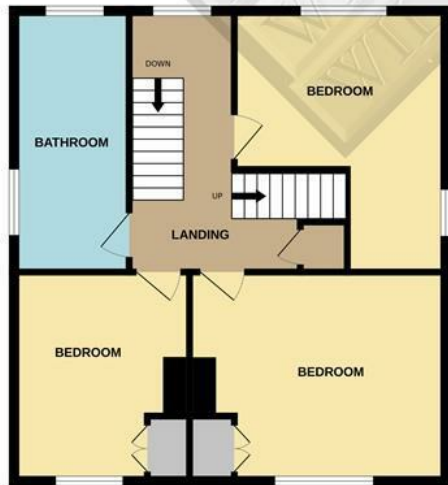
Council Tax: Band E



GROUND FLOOR  
878 sq ft. (81.6 sq m.) approx.



1ST FLOOR  
650 sq ft. (60.4 sq m.) approx.



2ND FLOOR  
228 sq ft. (21.2 sq m.) approx.

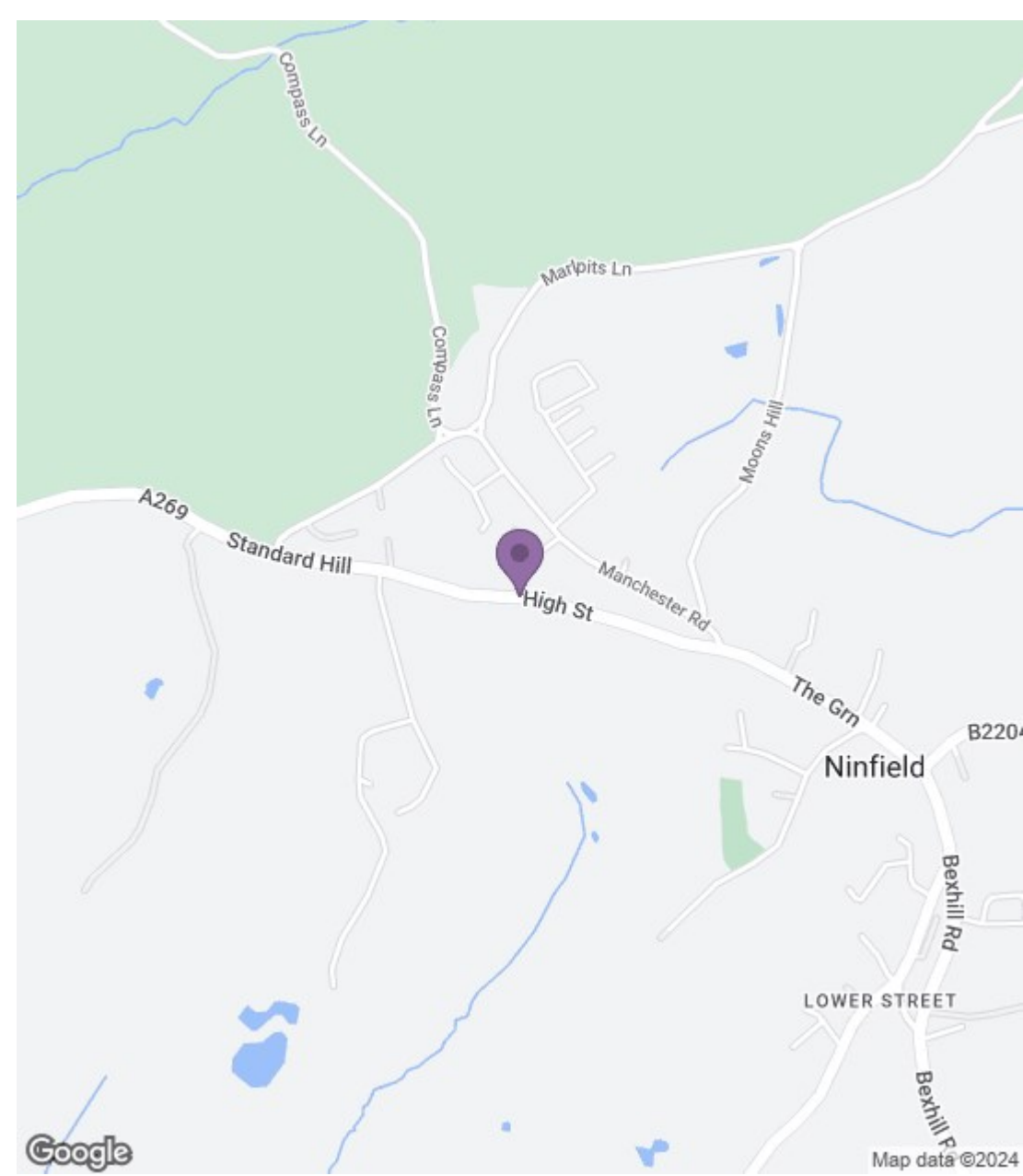


TOTAL FLOOR AREA : 1756 sq.ft. (163.1 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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