



The Noble Fir Moor Hall Park, Ninfield Battle TN33 9EE

welcome to

The Noble Fir Moor Hall Park, Ninfield Battle

SHOW HOME NOW OPEN - contact us today to arrange your appointment The Noble Fir, a charming four bedroom detached family home set within the enchanting & rural Village of Ninfield.

The Development

An exceptional collection of beautifully crafted two, three and four bedroom homes set within the charming East Sussex village of Ninfield, offering a rare balance of countryside tranquillity, coastal living and modern convenience.

Carefully designed to complement its picturesque surroundings, Moor Hall Park combines traditionally inspired architecture with thoughtfully designed contemporary interiors, creating a development that feels both timeless and perfectly suited for modern family life. Positioned amongst rolling countryside and within easy reach of the coast, the development offers an idyllic setting where residents can enjoy a slower pace of life without compromising on connectivity or everyday convenience.

A landscape-led approach sits at the heart of the development, with enhanced green infrastructure, attractive open spaces and footpaths woven throughout the scheme to encourage a strong sense of community and a more walkable way of life. The carefully planned layout creates an attractive and welcoming environment, while the varied mix of homes caters to a range of buyers from first-buyers to growing families and downsizers alike.

The homes feature spacious and flexible layouts, ideal for modern lifestyles, with many properties benefiting from open-plan kitchen and dining areas, utility rooms, studies, en suites and landscaped gardens.

Specification

Each home at Moor Hall Park has been finished to a high standard throughout, blending stylish contemporary finishes with practical everyday features. Beautifully designed kitchens feature a

choice of contemporary or traditional cabinetry, with laminate or quartz worktops and upstands alongside a range of integrated appliances including ovens and induction hobs, dishwashers, Fridge/Freezers and washing machines. Under unit lighting and glass splashbacks complete the sleek and functional kitchen spaces.

Bathrooms and en suites are finished with ceramic wall and floor tiling, while interiors throughout the homes feature fitted wardrobes to principal bedrooms and Amtico flooring to selected areas including hallways, kitchens and cloakrooms.

Energy Efficiency & Technology

The development has also been designed with sustainability at its core, incorporating energy efficient technologies and modern construction methods to create homes that are both environmentally conscious and economical to run.

Designed for modern living, the homes include air source heat pump central heating, underfloor heating to ground floors, and EV charging points.

Location

Situated within the heart of Ninfield, Moor Hall Park enjoys an enviable village setting surrounded by open countryside, historic lanes and mature hedgerows. Ninfield itself offers a welcoming community atmosphere alongside a range of everyday amenities including a village store and post office, recreation ground, pubs, cafés, nursery and primary school, many of which are within walking distance of the development.

For a broader selection of shops, restaurants and leisure facilities, the nearby coastal town of Bexhill-on-Sea is just a short drive away. Meanwhile, the

historic town of Battle offers independent boutiques, cafés, regular markets and direct rail services to London. Hastings and Eastbourne are also easily accessible, providing further opportunities for shopping, dining, culture and entertainment.

Residents are perfectly placed to enjoy some of the South East's most beautiful countryside and coastline. Nearby attractions include the High Weald Area of Outstanding Natural Beauty, Pevensey Bay, Hastings Country Park and Herstmonceux Castle Estate, offering endless opportunities for walking, cycling and outdoor recreation.

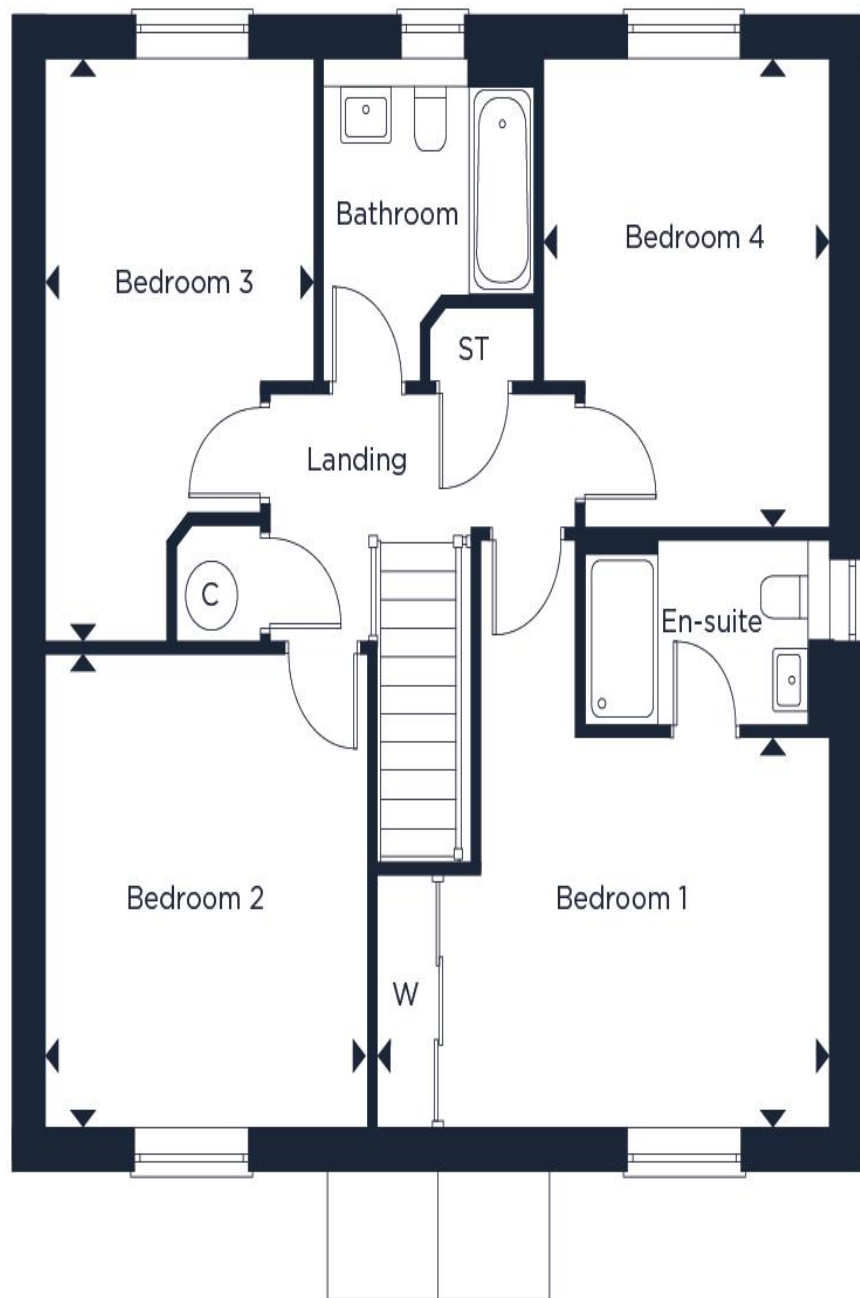
Education & Connectivity

Moor Hall Park is well positioned for families, with access to a range of highly regarded schools and educational facilities nearby, including Ninfield Church of England Primary School, Claverham Community College, Bexhill College and further education opportunities across Sussex.

Despite its peaceful rural setting, Ninfield remains exceptionally well connected. Battle railway station provides direct services to London Bridge and London Charing Cross, whilst the nearby A21 and A259 offer convenient road links across Sussex and beyond. Gatwick Airport is also within comfortable reach for international travel.

Why Buy At Moor Hall Park

Built by award-winning developer Riverdale Developments, Moor Hall Park has been thoughtfully created to deliver high quality homes in a safe, welcoming and community-focused environment. Combining traditional character, energy efficiency and carefully considered design, the development presents an exceptional



welcome to

The Noble Fir Moor Hall Park, Ninfield Battle

- SHOW HOME NOW OPEN AND AVAILABLE TO VIEW
- Four Bedroom Detached Family Home
- Built by the award winning developer, Riverdale Developments
- Only Three of this house type available!
- 10 Year Premier Guarantee warranty

Tenure: Freehold EPC Rating: Exempt

£675,000



view this property online fox-and-sons.co.uk/Property/BOS113379



Property Ref:
BOS113379 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

fox & sons



01424 224243



BexhillonSea@fox-and-sons.co.uk



1 Devonshire Square, BEXHILL-ON-SEA, East
Sussex, TN40 1AB



fox-and-sons.co.uk