

The Velvet Ash Moor Hall Park,Ninfield Battle TN33 9EE

fox & sons

welcome to

The Velvet Ash Moor Hall Park, Ninfield Battle

** FESTIVE CELEBRATIONS - DECEMBER 5TH **

Escape to the peaceful surroundings at Moor Hall Park this Christmas and join us for a festive celebration in the heart of the Sussex countryside and enjoy mince pies, mulled wine & Christmas music as you explore our beautiful home.



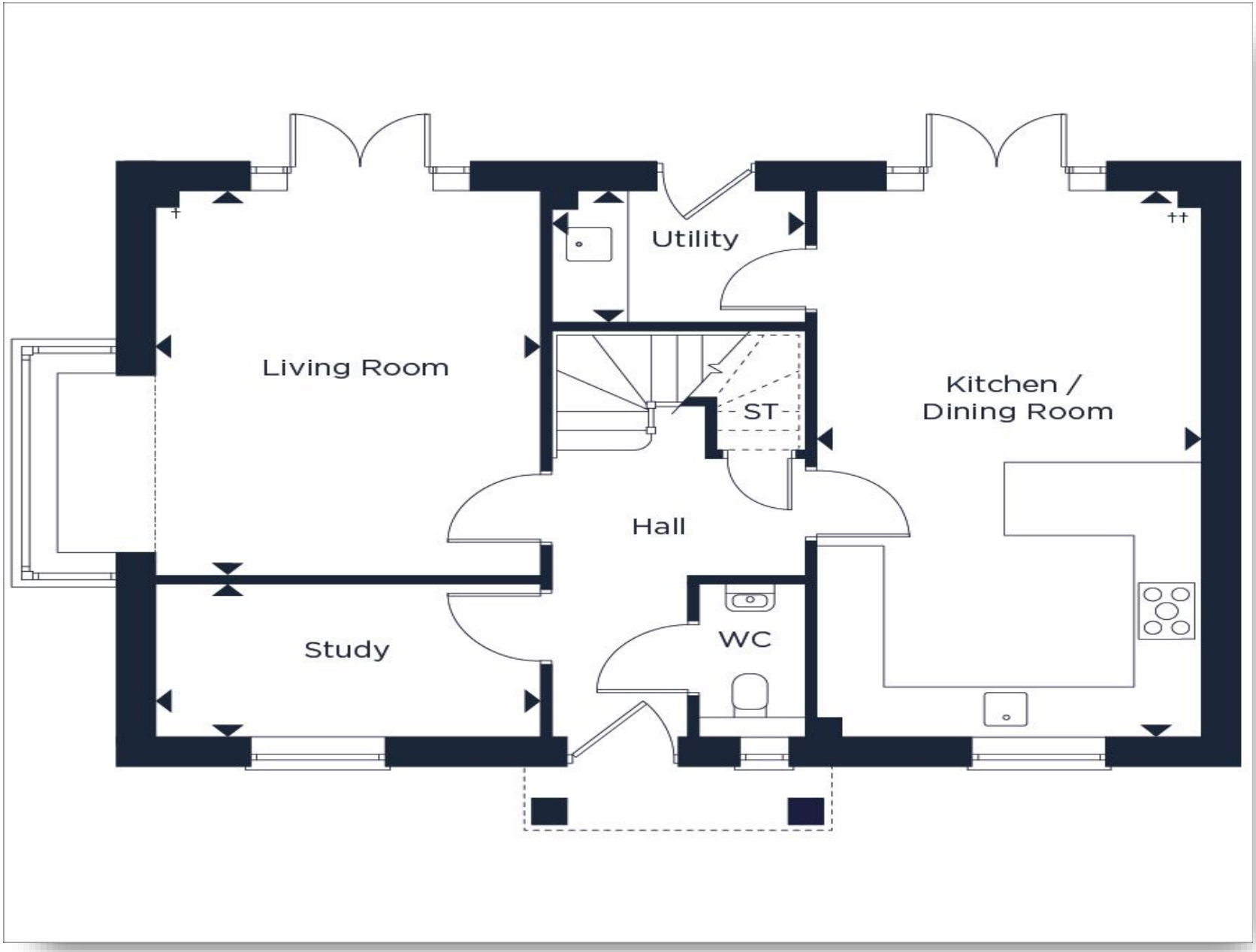












The Development

Specification

Energy Efficiency & Technology

Location

Education & Connectivity

Why Buy At Moor Hall Park

Disclaimer

Agents Note

Entrance Hall

Cloakroom

Kitchen / Dining Room
22' x 12' 1" (6.71m x 3.68m)

Living Room
15' 4" x 11' 5" (4.67m x 3.48m)

Study
11' 5" x 6' 1" (3.48m x 1.85m)

Utility Room
7' 5" x 5' 2" (2.26m x 1.57m)

Stairs To First Floor Landing

Bedroom One
13' 2" x 11' 6" (4.01m x 3.51m)

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- SHOW HOME OPEN THURSDAY - MONDAY
- Four Bedroom Detached Family Home
- Energy efficient homes with air source heat pump heating systems
- 10 Year Premier Guarantee warranty
- Built by the award winning developer, Riverdale Developments

Tenure: Freehold EPC Rating: Exempt

£575,000





view this property online fox-and-sons.co.uk/Property/EBN121683

Agents Note

Please note an AML fee is due upon offer acceptance. The AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Please note the marker reflects the postcode not the actual property

The Property Ombudsman

Property Ref:
EBN121683 - 0002

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.

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