



## Hayrede Manchester Road, Ninfield

£325,000 Freehold

A well-proportioned Two / Three -bedroom bungalow in the popular village of Ninfield, offering a conservatory, garage, separate utility room and generous off-road parking. Set within established gardens, the property provides practical single-storey living with scope to make it your own.



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Set back from the road behind a generous driveway, this well-presented 2/3-bedroom bungalow combines flexible accommodation with practical outside space. A garage, separate utility room and parking for several vehicles add to its everyday appeal, while the adaptable layout offers options for those seeking single-storey living with room to work from home or accommodate guests. Guide price £325,000 - £350,000

The entrance hall provides access to all principal rooms and includes three storage cupboards, including an airing cupboard. The kitchen is fitted with a range of cream wall and base units with wood-effect worktops, an electric oven and hob, and space for a dishwasher and fridge freezer.

The living room sits at the centre of the home and enjoys a pleasant outlook to the front, with doors opening into the conservatory. Providing additional reception space, the conservatory enjoys views over the garden and opens directly onto the patio, making it a useful extension of the main living area.

The property offers two comfortable bedrooms alongside a versatile third room positioned at the front of the home. Ideal as a study, hobby room or occasional guest bedroom, this flexible space provides options to suit a range of lifestyles. The two main bedrooms overlook the rear garden, including the principal bedroom which benefits from built-in wardrobes. The bathroom is fitted with a white suite comprising a bath with shower over, basin with storage below and WC.

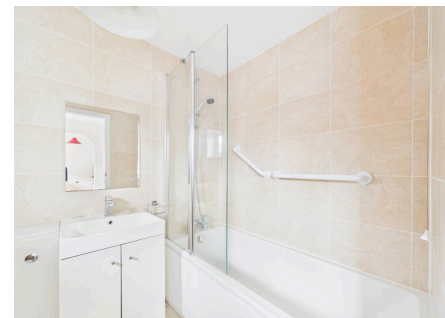
Outside, the rear garden is arranged with a patio leading onto an area of lawn, mature planting and a garden shed. A further gravelled section provides additional low-maintenance outdoor space, while gated side access connects the front and rear gardens.

A useful feature of the property is the separate utility room, accessed from the garden, offering additional storage, worktop space and room for appliances. The garage sits alongside and benefits from power, lighting and an up-and-over door to the front.

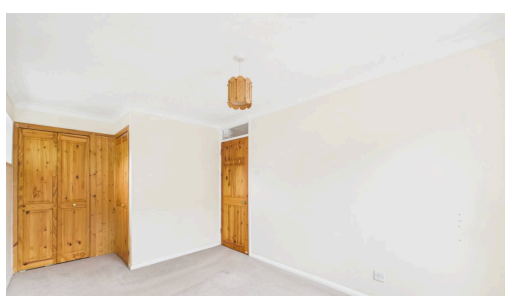
To the front, a large driveway provides off-road parking for four to five vehicles and leads to the garage, with an area of lawn completing the frontage.

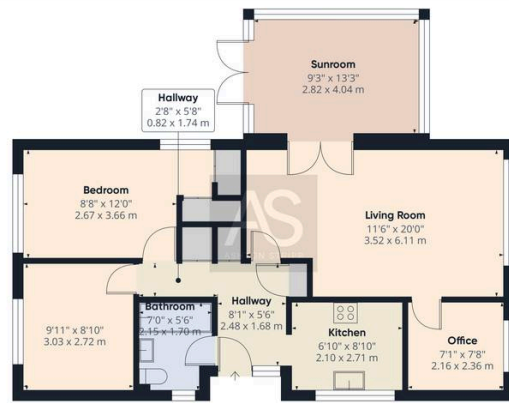


- Generous driveway providing off-road parking for four to five vehicles.
- Flexible two/three-bedroom layout, ideal for downsizers, couples or those working from home.
- Bright living room positioned at the heart of the home with direct access to the conservatory.
- Conservatory overlooking the garden, creating valuable additional reception space.
- Well-maintained rear garden with patio, lawn, mature planting and a garden shed.
- Separate utility room offering extra storage, worktop space and room for appliances.
- Garage with power, lighting and up-and-over door.
- Principal bedroom with built-in wardrobes and a peaceful outlook over the rear garden.
- Three useful storage cupboards within the entrance hall, including an airing cupboard.



Ninfield is a well-regarded village surrounded by East Sussex countryside, offering a village store, primary school, public house and regular community events. Battle is approximately four miles away and provides a wider range of shops, cafés and amenities, along with a mainline station offering services to London Charing Cross. The nearby coast at Bexhill and Hastings is also within easy reach, making this a convenient location for both village life and wider connections.





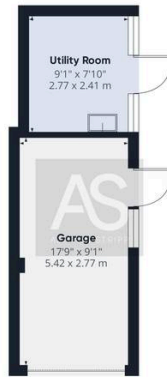
Floor 0 Building 1

Approximate total area<sup>(1)</sup>  
1055 ft<sup>2</sup>  
98.1 m<sup>2</sup>

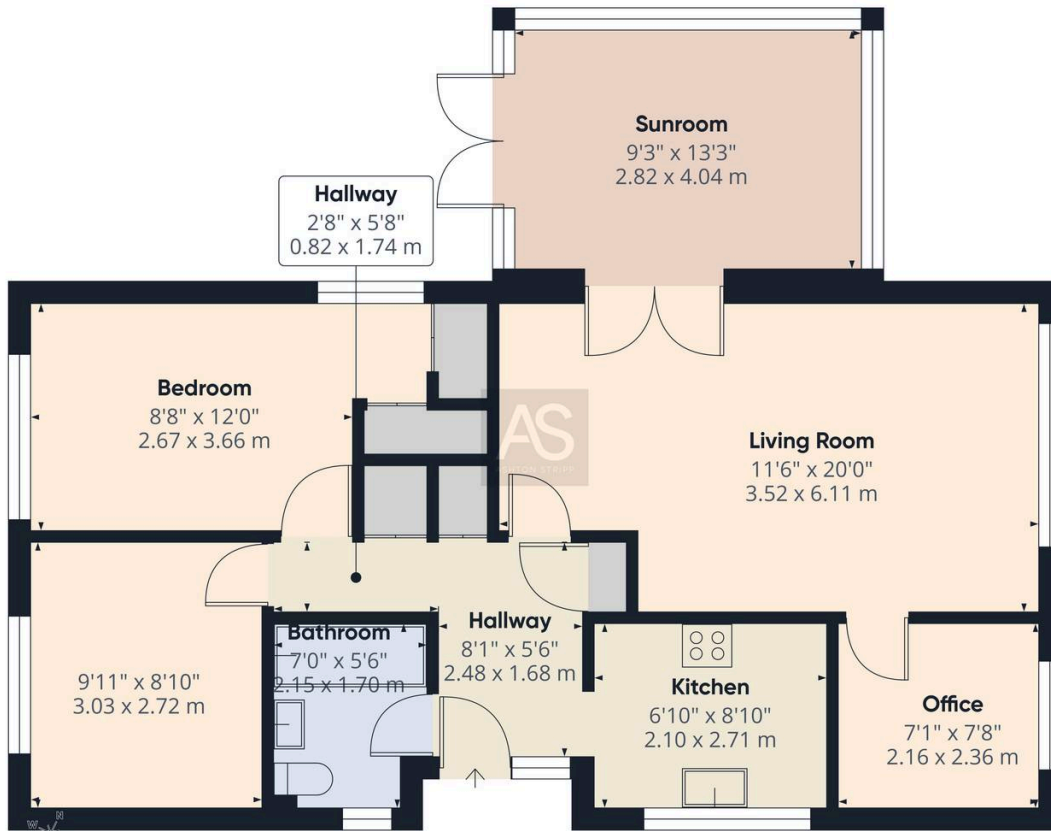
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0 Building 2



Floor 0 Building 1

Approximate total area<sup>(1)</sup>  
819 ft<sup>2</sup>  
76.1 m<sup>2</sup>

(1) Excluding balconies and terraces

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