



The River Birch Moor Hall Park, Ninfield Battle TN33 9EE


fox & sons

welcome to

The River Birch Moor Hall Park, Ninfield Battle

- *SHOW HOME NOW AVAILABLE TO VIEW *
- A Brand New Three Bedroom Semi-Detached Home
- Built by award-winning developer Riverdale Developments
- Energy efficient homes and air source heat pump heating systems
- 10 Year Premier Guarantee Warranty

Tenure: Freehold EPC Rating: Exempt

£475,000

* BRAND NEW VIEWING PLOTS AVAILABLE TO VIEW - CALL US NOW TO BOOK YOUR PRIVATE TOUR *The River Birch. An exceptional high specification three bedroom detached home located on the new Moor Hall Park development in Ninfield, East Sussex.



The Development
Specification
Energy Efficiency & Technology
Location
Education & Connectivity
Why Buy At Moor Hall Park
Disclaimer
Rooms:
Entrance Hall
Cloakroom
Kitchen / Breakfast Room
13' 1" x 9' 2" (3.99m x 2.79m)
Living / Dining Room
18' 2" x 17' 2" (5.54m x 5.23m)
Stairs To First Floor Landing
Bedroom One
13' 6" x 9' (4.11m x 2.74m)
En Suite
Bedroom Two
13' 7" x 9' 5" (4.14m x 2.87m)
Bedroom Three
9' 7" x 8' 3" (2.92m x 2.51m)
Bathroom
Rear Garden
Off Road Parking
Agents Note;

view this property online fox-and-sons.co.uk/Property/BOS113482



Property Ref:
BOS113482 - 0003

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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