

2 Morland Close, Ninfield

£575,000 Freehold

A light-filled, flexible home in Ninfield with a dual-aspect living room, kitchen-diner, utility, and a versatile extra room. Three bedrooms including en-suite main, walk-in storage, private garden, garage, and parking. Close to village shops and schools.



01424 772954
info@ashtonstripp.co.uk
33 High Street,
Battle,
TN33 0EH

This well-proportioned home in Ninfield offers a layout that's both practical and adaptable, with plenty of natural light and well-connected living spaces. Whether you're looking for room to grow, work from home, or simply enjoy more space day-to-day, this property provides the flexibility to suit a range of lifestyles.

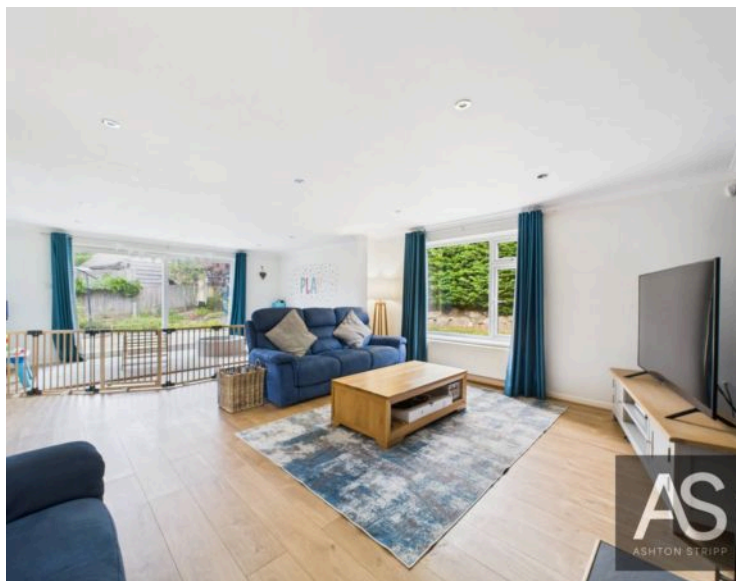
The entrance hallway is wide and welcoming, finished with wood-effect flooring. It includes a walk-in storage cupboard as well as additional understairs storage – ideal for coats, shoes, or household essentials. A downstairs WC with white suite and neutral tiling sits just off the hall. From here, a glazed wooden door leads into the main living room – a bright, dual-aspect space with a log burner and sliding doors opening to the garden. Just off the living room, there's a separate room with windows to the front and side – a versatile space that could work well as a home office, snug, or teenage den.

The kitchen is fitted with cream wall and base units, wood-effect laminate worktops, and a tiled-look floor. It includes an electric five-ring hob, double oven, integrated fridge-freezer, and space for an additional undercounter appliance. A butler-style sink with a detachable spray tap sits beneath the side window. To the rear, there's a generous dining area and breakfast bar with direct access to the garden – ideal for informal meals or entertaining. Off the kitchen, a separate utility room provides further workspace and storage, a second sink, and houses the boiler and water tank.

Upstairs, beige carpets run throughout, with wooden doors and white-painted balustrades continuing the clean, neutral finish. The main bedroom overlooks the garden and includes two built-in wardrobes and a well-appointed en-suite shower room, fully tiled in grey with both rainfall and handheld shower heads. The second bedroom is also a generous double with built-in storage and a fitted desk, while the third is a smaller double room facing the front – well suited for guests, a child's bedroom, or additional office space. The family bathroom includes a separate bath and walk-in shower, chrome towel rail, built-in shelving, and grey drawers beneath the sink.

The rear garden is mainly laid to lawn and surrounded by mature hedging and planting. There are two distinct patio areas – one directly outside the living room and another raised seating spot towards the back. A side gate provides access from both sides of the property. At the front, a tarmac driveway offers off-street parking, alongside a half-size garage useful for storage, bikes, or tools.

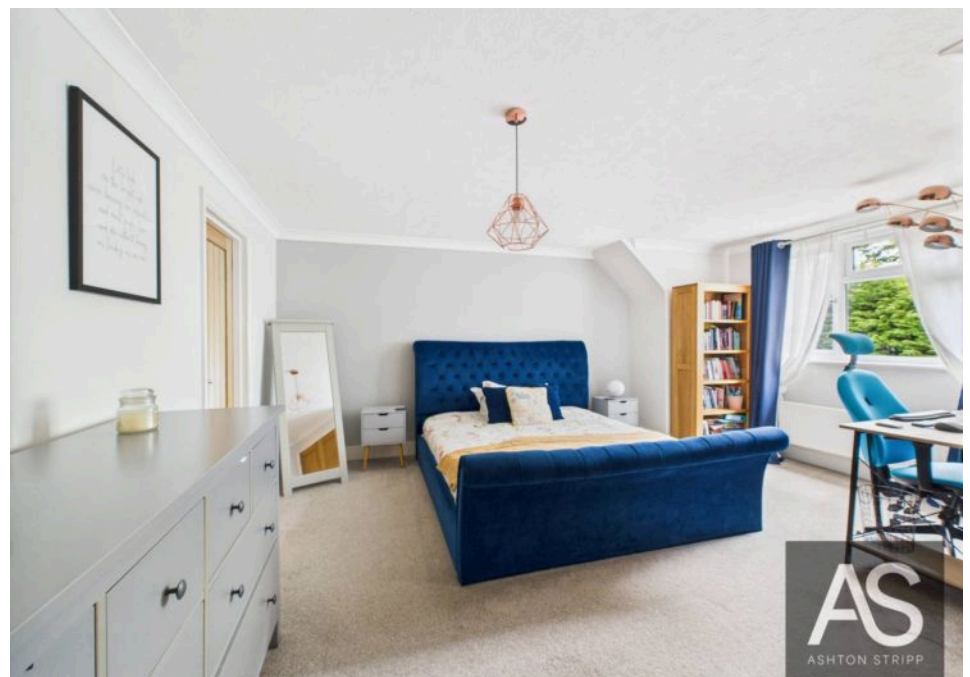
Ninfield is a well-connected East Sussex village set between Bexhill and Battle, offering a mix of rural charm and day-to-day convenience. The village has a strong sense of community, with a local primary school, convenience store, pub, and village hall. Surrounded by countryside and footpaths, it's ideal for walking and outdoor activities, while still being just a short drive to the coast or mainline rail connections to London via Battle or Bexhill. Its location makes it a popular choice for those seeking peaceful surroundings without being isolated.



- Dual-aspect living room with log burner and garden access
- Versatile additional room – ideal as a snug, office, or teenage space
- Spacious kitchen-diner with breakfast bar and utility room
- Three bedrooms, including en-suite main with built-in wardrobes
- Contemporary family bathroom with separate shower and bath
- Third bedroom is a small double – perfect for guests or working from home
- Walk-in hallway storage cupboard plus additional understairs space
- Private rear garden with two patio areas and mature planting
- Driveway parking and half-size garage with side access
- Central heating, double glazing, and village location near schools and shops.



Ninfield is a well-connected East Sussex village set between Bexhill and Battle, offering a mix of rural charm and day-to-day convenience. The village has a strong sense of community, with a local primary school, convenience store, pub, and village hall. Surrounded by countryside and footpaths, it's ideal for walking and outdoor activities, while still being just a short drive to the coast or mainline rail connections to London via Battle or Bexhill. Its location makes it a popular choice for those seeking peaceful surroundings without being





Floor 0

Approximate total area⁽¹⁾
1957 ft²
181.8 m²

(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.

GIRAFFE 360



Floor 1



Floor 0

Approximate total area⁽¹⁾
1159 ft²
107.7 m²

(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.

GIRAFFE 360