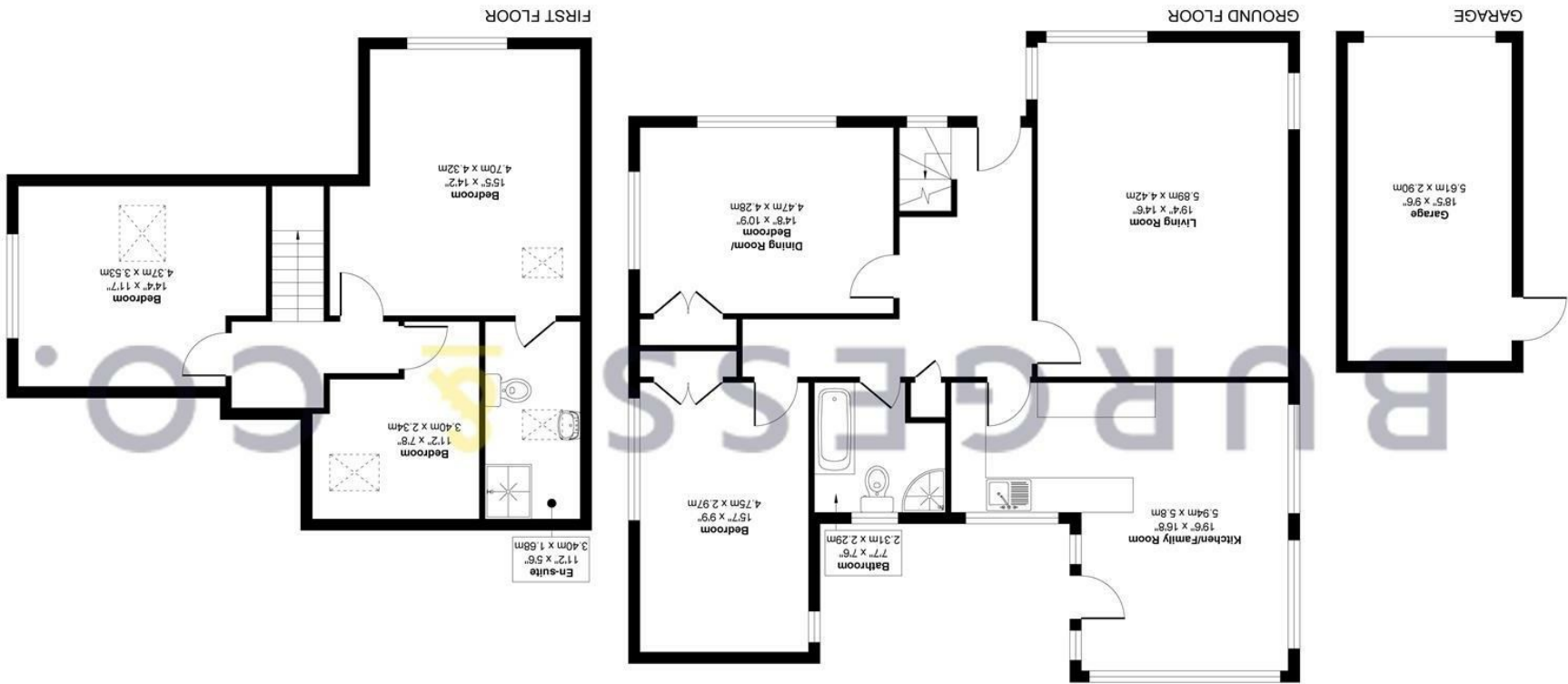




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Cookstown Close
Approximate Gross Internal Floor Area
1867 sq. ft / 173.45 sq. m

BURGESS & CO. 1 Cookstown Close, Ninfield, TN33 9JS
01424 222255

Offers Over
£475,000 Freehold



****CHAIN FREE**** Burgess & Co are proud to offer to the market this rarely available bright and spacious four/five bedroom detached chalet style house, situated in the desired Village of Ninfield with local primary school, bus services, pubs, and post office. Bexhill Town Centre is within 5 miles providing an array of shopping facilities, restaurants, mainline railway station, schools and seafront. The historic town of Battle is also within 5 miles providing further shopping facilities, restaurants, Battle Abbey and mainline railway station. The accommodation is arranged to provide a spacious hallway, a 19'4ft triple aspect living room, a kitchen/family room, a double bedroom, a further reception room/bedroom, a family bathroom to the ground floor and to the first floor are three further bedrooms one with an en-suite shower room. The property benefits from oil fired central heating along with some electric radiators, double glazing, a good size mature garden to two sides of the property, ample off road parking and a detached garage. Viewing is essential to fully appreciate not only the charming location but all that this property has to offer.

Entrance Hall
With radiator, parquet flooring, understairs storage cupboard, stairs to First Floor.

Living Room
19'4 x 14'6
With two radiators, feature fireplace, triple aspect with double glazed window to the front & both sides.

Kitchen/Family Room
19'6 x 16'8
Comprising matching range of wall & base units, worksurfaces, tiled splashbacks, inset sink unit, space for cooker with extractor hood over, space for appliances, inset ceiling spotlights, breakfast bar area, radiator, double glazed window to the side & rear, opening to Family Area with electric heater, polycarbonate roof, double glazed windows, double glazed door to the side.

Dining Room/Bedroom
14'8 x 10'9
With radiator, parquet flooring, fitted cupboards, dual aspect with double glazed window to the front & side.

Bedroom
15'7 x 9'9
With radiator, fitted wardrobe, dual aspect with double glazed window to both sides.

Family Bathroom
7'7 x 7'6
Comprising bath, corner shower cubicle, low level w.c, vanity unit with inset wash hand basin, partly aqua-panelled walls, radiator, double glazed frosted window to the rear.

First Floor Landing

Bedroom
15'5 x 14'2
With electric heater, double glazed window to the front, Velux window, door to

En-suite Shower Room
11'2 x 5'6
Comprising shower cubicle with electric shower, vanity unit with inset wash hand basin, low level w.c, Velux window.

Bedroom
14'4 x 11'7
With electric heater, loft hatch, double glazed window to the side, Velux window.

Bedroom
11'2 x 7'8
With electric heater, access to eaves, Velux window.

Outside
To the outside there is an enclosed good size garden to the

front and side being mainly laid to lawn with mature trees & shrubs, a paved patio area, and a driveway providing ample off road parking and access to a garage.

Detached Garage
18'5 x 9'6
With up & over door, light & power, personal door.

NB
Council tax band: E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

