



2 Rose Cottages The Green, Ninfield

£275,000 Freehold

Guide Price of £275,000 to £300,000 Set in sought-after Ninfield, this beautifully renovated two-bedroom home is ready to move straight into, featuring a new kitchen and bathroom, full rewire and replastering throughout, two double bedrooms, a generous living room and attractive gardens.



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



The property is approached through a **hedge-lined front garden**, with an area of lawn and a pathway leading towards the front door. A white gravelled section, fencing and established planting to one side create a particularly pleasant and welcoming entrance.

Stepping inside, you enter into a **porch** with traditional red tiled flooring, providing a useful space before a further door opens into the main living accommodation.

The **living room** is a good-sized, comfortable reception room overlooking the front of the property. Wood-effect laminate flooring runs throughout, while a fireplace with an electric fire provides an attractive focal point to the room.

Moving through the property, the **newly fitted kitchen/dining room** offers plenty of space for both everyday cooking and dining. It is fitted with grey Shaker-style wall and base units complemented by wood-effect laminate worktops and a white ceramic sink positioned to enjoy an outlook over the rear garden. Appliances include a four-ring gas hob and electric oven, with additional space provided for a fridge/freezer and washing machine. There is also ample room for a dining table, making this a sociable and practical space. Wood-effect laminate flooring continues underfoot, while useful under-stairs storage provides additional practicality. The staircase to the first floor also rises from this room.

Between the kitchen and bathroom is a useful **rear lobby area**, finished with tiled flooring and providing direct access out to the back garden.

At the rear of the property is the **newly fitted bathroom**, which has been finished in a smart contemporary style. Stone-effect tiled flooring is complemented by matching tiling within the generous walk-in shower, complete with a chrome rainfall shower and separate detachable shower head. A white wash basin with useful storage beneath, concealed WC unit and chrome heated towel rail complete the room.

Heading **upstairs**, the first floor provides **two well-proportioned double bedrooms**, both benefiting from new carpets and double-glazed windows. The front bedroom enjoys an outlook towards the front of the property, while the second double bedroom overlooks the rear.

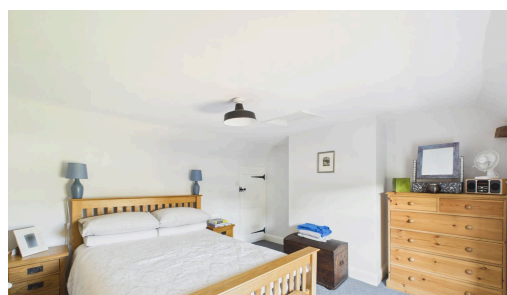
Further benefits include **LPG gas central heating, mains drainage and double glazing**. Having undergone a **comprehensive programme of renovation, including a full rewire and replastering throughout, together with a new kitchen and bathroom**, the property is presented in excellent order and offers an appealing **turnkey home ready for its new owners to move straight into**.



- Newly fitted contemporary bathroom
- Newly fitted kitchen
- Double glazing & LPG central heating
- Popular Ninfield village location
- Spacious kitchen/dining room
- Attractive countryside view
- Two double bedrooms
- Convenient for Bexhill, Battle & Hastings
- Good-sized separate living room
- New damp-proof course



Ninfield is a popular East Sussex village surrounded by attractive countryside, offering a peaceful semi-rural setting with a good range of local amenities, including a village shop, primary school, pub and recreation facilities. The village is conveniently positioned for access to Bexhill-on-Sea, Battle, Hastings and Eastbourne, with further shopping, leisure facilities and mainline rail connections available in the surrounding towns.



Hallway
2'9" x 4'10"
0.85 x 1.48 m

Living Room
11'2" x 13'4"
3.41 x 4.09 m

Kitchen
10'2" x 13'11"
3.12 x 4.26 m

Bathroom
7'7" x 5'0"
2.33 x 1.53 m

Hallway
2'10" x 5'6"
0.88 x 1.69 m

Floor 0

Bedroom
11'1" x 13'7"
3.39 x 4.14 m

Bedroom
10'0" x 11'3"
3.05 x 3.45 m

Landing
3'1" x 2'4"
0.95 x 0.72 m



Floor 1



Approximate total area⁽¹⁾

611 ft²
56.7 m²

Reduced headroom

2 ft²
0.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 R/1.5 m

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

GIRAFFE 360



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Floor 0



Approximate total area⁽¹⁾

348 ft²
32.3 m²

(1) Excluding balconies and terraces

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GIRAFFE 360