





BURGESS & CO.

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The Briars, High Street, Ninfield, TN33 9JR

£675,000 Freehold

Burgess & Co are proud to present to the market this stunning detached family house, situated in the much sought after village of Ninfield with its amenities, schools, bus services and public house. The historic town of Battle is within 5 miles with further shops, restaurants and mainline railway station with direct links to London. This exceptionally well presented property has undergone extensive modernisation throughout and the accommodation is arranged over three floors to include to the ground floor an entrance hall, a living room, a further reception room, a beautiful open plan kitchen/diner with sky lantern and a utility room/w.c. To the first floor there are three double bedrooms, a luxurious family bathroom and to the top floor there is the main bedroom suite with dressing area and en-suite shower room. Further benefits include underfloor heating, double glazing and to the outside there is off road parking for several vehicles as well as a landscaped rear garden with terrace being ideal for entertaining. Viewing is considered essential to truly appreciate all this wonderful property has to offer.

- Porch

With double glazed window to the front & side, door to
- Entrance Hall

With cast iron radiator, engineered oak flooring, Nest thermostat.
- Living Room

16'2 x 12'1 (4.93m x 3.68m)  
With cast iron radiator, log burner, engineered oak flooring, double glazed bay window to the front with bespoke shutters.
- Reception Room

14'6 x 12'0 (4.42m x 3.66m)  
With cast iron radiator, log burner, engineered oak flooring, double glazed window to the front with bespoke shutters.
- Kitchen/Diner

30'5 x 21'1 (9.27m x 6.43m)  
Comprising matching range of Ash Veneer wall & base units, Quartz worksurfaces, inset sink unit with instant hot tap, top of the line appliances to include double electric oven, electric induction hob, extractor hood, integrated fridge/freezer, dishwasher & wine cooler, underfloor heating, engineered oak flooring, cast iron radiator, dual sky lantern providing plenty of natural light, double glazed sliding doors to the rear garden.
- Utility Area

8'8 x 6'3 (2.64m x 1.91m)  
Comprising wall & base units, worksurface, wash hand basin, space & plumbing for washing machine & tumble dryer.
- Downstairs Cloakroom

Comprising low level w.c, heated towel radiator, double glazed frosted window to the side.

- First Floor Landing

With fitted cupboards, double glazed window to the front.
- Bedroom Two

14'7 x 12'0 (4.45m x 3.66m)  
With cast iron radiator, feature fireplace, fitted wardrobes, double glazed window to the front with bespoke shutters.
- Bedroom Three

14'6 x 11'9 (4.42m x 3.58m)  
With cast iron radiator, feature fireplace, fitted wardrobes, double glazed window to the front with bespoke shutters.
- Bedroom Four

12'0 x 10'7 (3.66m x 3.23m)  
With cast iron radiator, fitted wardrobes, double glazed window to the rear.
- Bathroom

7'8 x 7'6 (2.34m x 2.29m)  
Comprising walk-in shower with rainfall shower head, free-standing bath, low level w.c, vanity unit with wash hand basin, underfloor heating, heated towel radiator, tiled walls & floor, double glazed frosted window to the rear.
- Second Floor

Bedroom One

21'5 x 14'3 (6.53m x 4.34m)  
With cast iron radiators, built-in wardrobes, walk-in dressing area, access to eaves storage, double glazed windows to the front & rear with bespoke shutters.

- En-suite Shower Room

17'7 x 7'2 (5.36m x 2.18m)  
Comprising walk-in shower with rainfall shower head, low level w.c, vanity unit with inset wash hand basin, heated towel radiator, underfloor heating, extractor fan, dressing room area with Velux window.

- Outside

Outdoor: Landscaped garden with paved area and lawn, large shed with power for storage. Ample off-road parking available.

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		73
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

























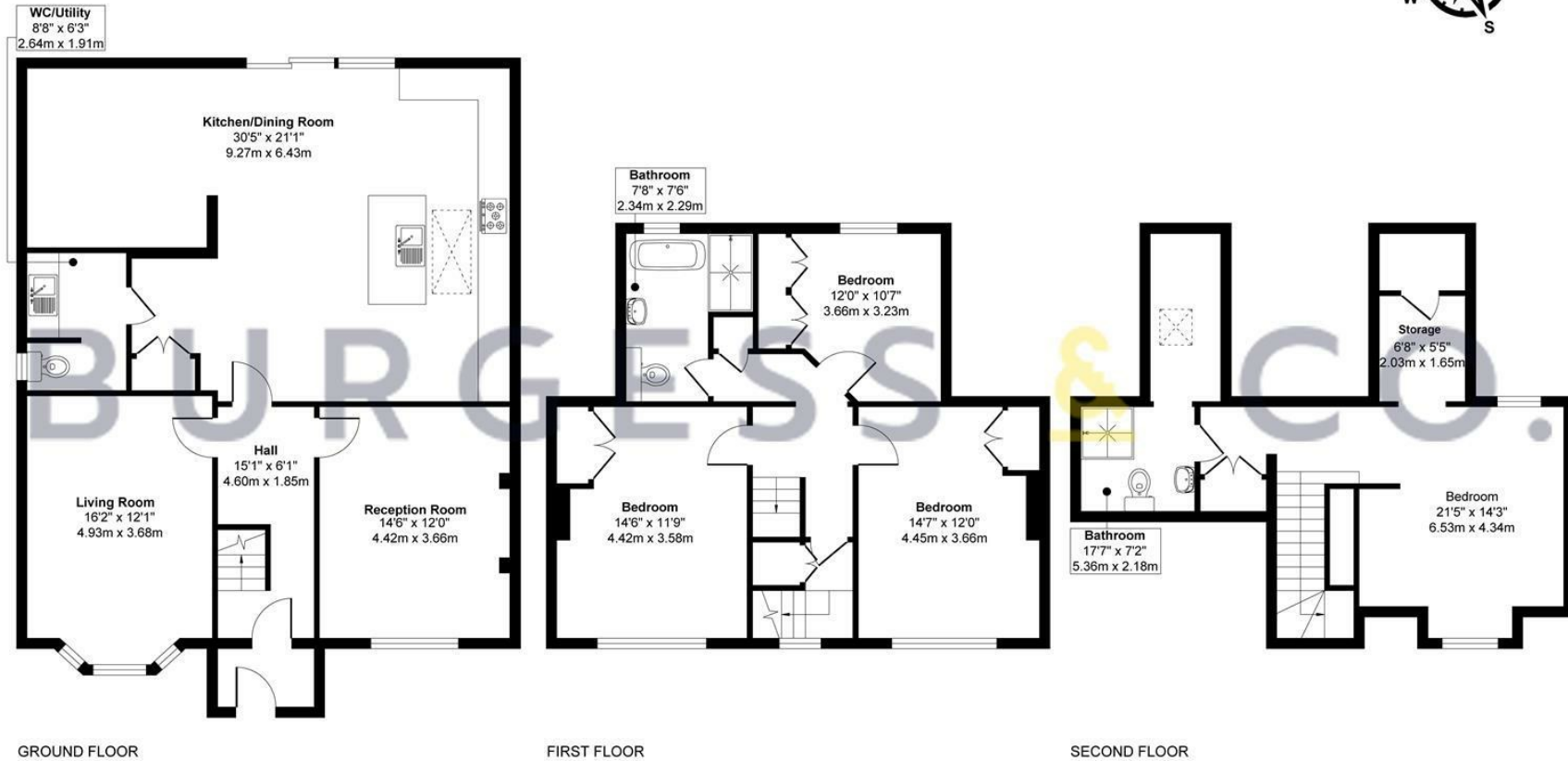








Approximate Gross Internal Floor Area  
2225 sq. ft / 206.70 sq. m



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