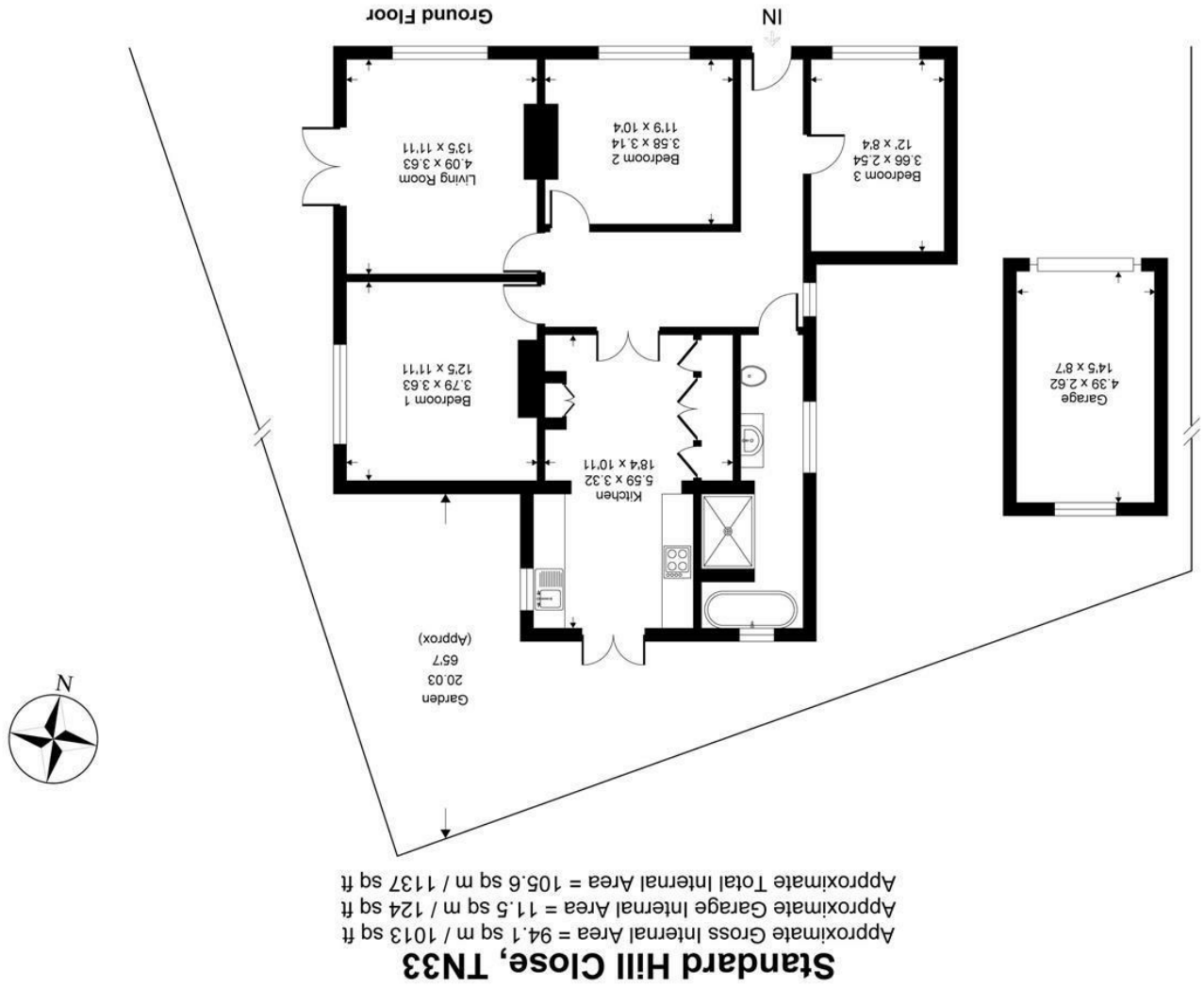

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.
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BURGESS & CO.
01424 222255

Lisheen, Standard Hill Close, Ninfield, TN33 9LB

£550,000 Freehold

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£550,000 Freehold

01424 222255

CHAIN FREE Burgess & Co are delighted to bring to the market this unique New England style bungalow that has been completely refurbished throughout in the village of Ninfield. Ideally situated in a semi-rural location occupying a corner plot 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 an entrance hall, a living room, a newly fitted Neptune Kitchen with underfloor heating, three bedrooms, and a newly fitted Neptune family bathroom with underfloor heating. The property benefits from a new oil fired boiler, double glazing, fully rewired, newly decorated and new flooring throughout. Externally there is a driveway providing ample off road parking, a detached garage with electric door, two patio areas and a particular feature is the wrap around garden. Viewing is essential to fully appreciate all that this truly exceptional property has to offer.

Entrance Hall

With radiator, solid oak flooring, loft hatch, double glazed window.

Living Room

13'5 x 11'11

With radiator, feature fireplace with fitted wood burner, solid oak flooring, double glazed window with fitted blind, double glazed French doors to the garden.

Kitchen/Diner

18'4 x 10'11

Newly fitted Neptune kitchen comprising matching range of wall, base & drawer units, Quartz worksurfaces, Butler style sink unit, inset induction hob, two integrated eye level ovens, integrated dishwasher, washing machine & fridge/freezer, display shelving, inset ceiling spotlights, tiled floor, underfloor heating, double glazed window, double glazed French doors leading to the rear garden.

Bedroom One

12'5 x 11'11

With radiator, feature fireplace, feature panelled wall, double glazed window.

Bedroom Two

11'9 x 10'4

With radiator, feature fireplace, feature panelled wall, double glazed window with fitted blind.

Bedroom Three

12'0 x 8'4

With radiator, feature panelled wall, double glazed window with fitted blind.

Bathroom

New Neptune bathroom comprising stand alone bath with Victorian style tap, shower cubicle, vanity unit with inset wash hand basin, low level w.c, heated towel radiator, panelled walls, tiled floor, underfloor heating, two double glazed windows.

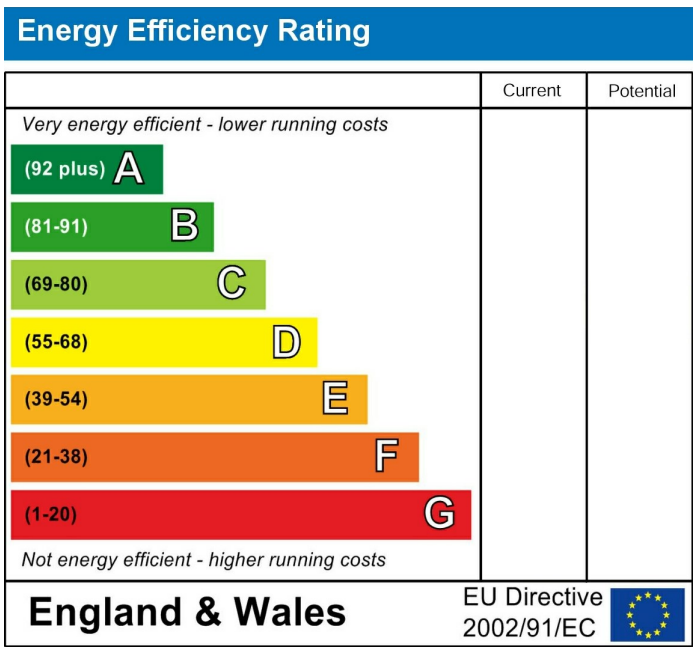
Detached Garage

14'5 x 8'7

With up & over door, window to the rear.

Outside

To the outside there is gated access opening to a gravel driveway leading to a detached garage and a wrap around garden being mainly laid to lawn with mature tree, two paved patio areas, being enclosed by mature hedging & fencing.

NB

Council tax band: E