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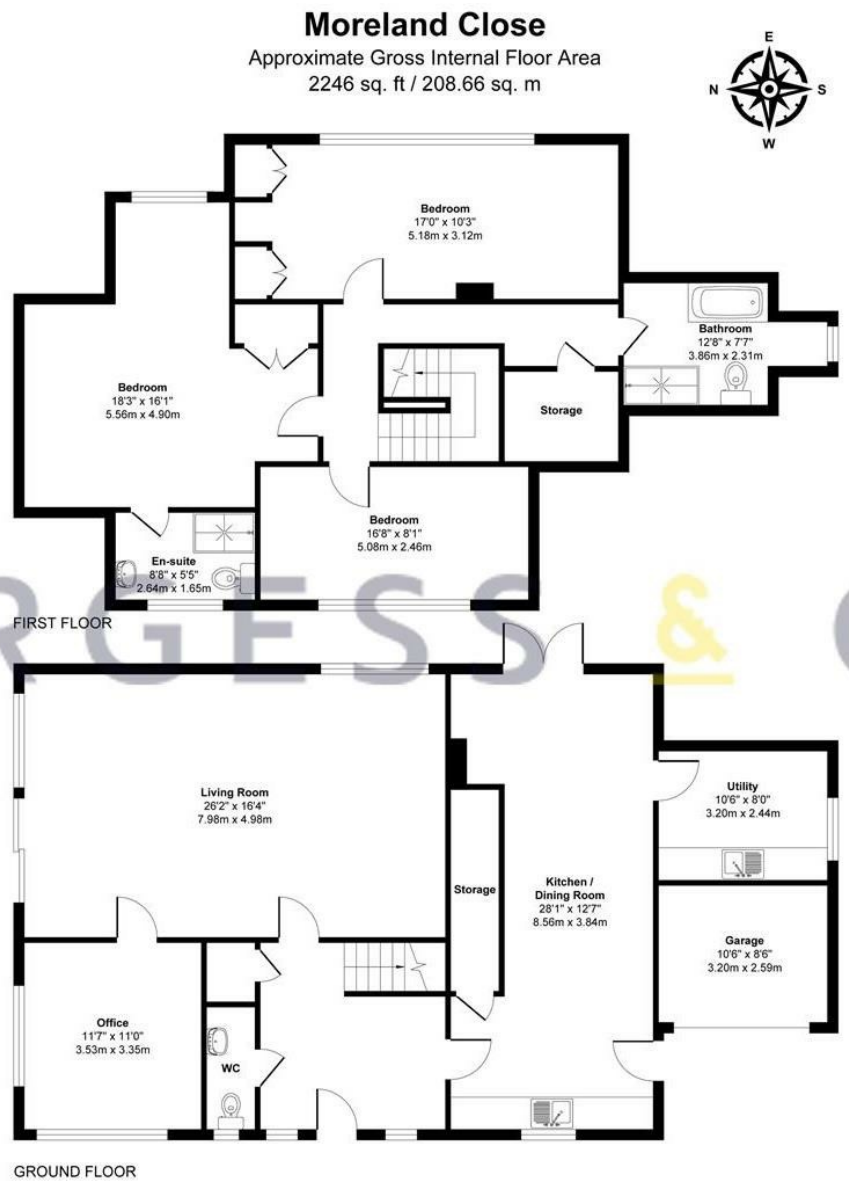
BURGESS & CO.

2 Morland Close, Ninfield, TN33 9EF

01424 222255

£500,000 Freehold

Offers Over



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Burgess & Co are delighted to offer to the market this immaculately presented modern detached chalet style house, situated in the popular village of Ninfield. Conveniently located within close proximity to bus services, convenience store, public house, primary school, recreation ground, village hall and countryside walks. Both the towns of Battle & Bexhill are located within 5 miles from Ninfield offering further shops, restaurants and mainline railway stations. The bright and spacious accommodation comprises an entrance hall, a 26'2 living room with wood burner, an office/occasional room, a downstairs w.c, a 28'1 kitchen/dining room and a utility room. To the first floor there are three double bedrooms, the main with an en-suite shower room, and a family bathroom. Further benefits include oil fired heating, double glazing and a good standard of decoration throughout. To the outside there is ample off road parking, a half size garage being ideal for storage and an enclosed rear garden with large patio area to the side being ideal for entertaining. Viewing is considered essential to fully appreciate the size and location on offer.

Entrance Hall
With fitted cupboard, stairs to First Floor.

Downstairs W.C
Comprising low level w.c, wash hand basin, partly tiled walls, chrome heated towel radiator, double glazed frosted window to the front.

Living Room
26'2 x 16'4
With two radiators, feature wood burner, understairs storage cupboard, inset ceiling spotlights, dual aspect with double glazed window to the rear, double glazed sliding door to the side. Door to

Office
11'7 x 11'0
With radiator, double glazed window to the front & side.

Kitchen/Dining Room
28'1 x 12'7
Comprising a matching range of wall, base & drawer units, worksurfaces, tiled splashbacks, inset sink unit, fitted electric hob with extractor hood over, fitted eye level double oven, breakfast bar area, integrated fridge/freezer, space for undercounter fridge, inset ceiling spotlights, space for dining table & chairs, vertical radiator, double glazed window to the front, double glazed French doors to the rear. Door to

Utility Room
10'6 x 8'0
Comprising wall & base units, worksurface, inset sink unit, space for appliances, water cylinder, floor mounted boiler, double glazed window to the side.

First Floor Landing
With radiator, inset ceiling spotlights, loft hatch, fitted cupboard.

Bedroom One
16'3 x 16'1
With radiator, fitted wardrobe, double glazed window to the rear. Door to

En-suite Shower Room
8'8 x 5'5
Comprising shower cubicle with waterfall shower head, low level w.c, vanity unit with inset wash hand basin, heated towel radiator, tiled walls, inset ceiling spotlights, double glazed frosted window to the front.

Bedroom Two
17'0 x 10'3
With radiator, fitted wardrobes, double glazed window to the rear.

Bedroom Three
16'8 x 8'1
With radiator, double glazed window to the front.

Bathroom
12'8 x 7'7
Comprising bath, walk-in shower cubicle, low level w.c, vanity unit with inset wash hand basin, built-in shelving, chrome heated towel radiator, partly tiled walls, inset ceiling spotlights, double glazed frosted window.

Garage/Storage
10'6 x 8'6
Being half size with up & over door.

Outside
To the front there is a tarmac driveway providing ample off road parking leading to a Garage/Storage (half size). To the rear the garden is mainly laid to lawn with flowerbed borders housing mature plants, hedging & trees and to the side there is a crazy paved patio area with steps leading up to a further seating area, being ideal for alfresco dining & entertaining.

NB
Council tax band: E















