

**RUSH  
WITT &  
WILSON**



**2 Church Farm Cottages, Manchester Road, Ninfield, East Sussex TN33 9JX  
£475,000**

**This deceptively spacious semi detached property is situated in the heart of this sought after village and has been extended and improved by the present owners over the years with a large rear garden. The accommodation comprises a sitting room with a wood burning stove, stunning kitchen/dining room with views over the rear garden, dining/family room/bedroom four and shower room. The first floor comprises of three double bedrooms, a landing/study area and large family bathroom.**

**Outside there is ample off street parking with further secure gated parking and a delightful rear garden that has been thoughtfully arranged with a timber summerhouse and fantastic decked entertaining area.**

**Ideally located within walking distance of the village school, public house, doctors surgery and village store. A short drive takes you to the seaside town of Bexhill or the bustling market town of Battle with a mainline station serving London Charing Cross.**



Property approached via a large driveway leading to a composite glazed front door with exterior lighting leading into:-

### Porch

5'6 x 4'4 (1.68m x 1.32m)

With double glazed window to front aspect, tiled floor, ceiling lighting and ample space for coats and boots. Wooden glazed door leads into:-

### Entrance Hall

With stairs to first floor, ceiling lighting, door to dining room and door into:-

### Sitting Room

13'6 x 17'3 (4.11m x 5.26m)

With double glazed window to front aspect, ceiling and wall lighting, fireplace housing a wood burning stove, Haverland programmable electric radiators with digital thermostats and under stairs storage cupboard. Door and step down into:-

### Kitchen/Dining Room

26'9 x 8'2 extending to 8'3 (8.15m x 2.49m extending to 2.51m)

The kitchen has been thoughtfully designed and comprises a comprehensive range of wall and base mounted units with soft close pan drawers, a pull out larder style cupboard, silestone work surface, ceramic sink with drainer and mixer tap, tiled surround, integral dishwasher and washing machine, space for range oven with cooker hood over and space for an America style fridge/freezer, tiled floor, kick-board heater, inset and under unit lighting, double glazed windows over looking the rear garden, Haverland programmable electric radiators with digital thermostats, uPvc double glazed door with garden access, t.v point and ample space for a family dining table. Return door to dining room and door to:-

### Shower Room

5' x 8'10 (1.52m x 2.69m)

Fitted with a low level w.c, pedestal wash hand basin with hot and cold taps, large walk-in shower with fixed glass screen and shower with fixed rainfall shower head, tiled floor with under floor heating, Haverland programmable electric radiators with digital thermostats and further blow heater, tiled walls, inset ceiling lighting, extractor and two obscured double glazed windows.

### Dining/Family Room/Bedroom Four

12'1 x 10'1 (3.68m x 3.07m)

With double glazed window to front aspect, ceiling lighting, Haverland programmable electric radiators with digital thermostats and door to entrance hall and kitchen.

### First Floor

#### Landing

Flooded with light via a large Velux window, ceiling lighting, ample space to provide a study area, loft hatch access with pull down ladder and airing cupboard.

#### Bedroom One

11'8 x 14'3 (3.56m x 4.34m)

Double glazed window to front aspect, ceiling lighting and electric heater.

#### Bedroom Two

12'4 x 9'4 (3.76m x 2.84m)

Double glazed window to rear aspect with views over the rear garden, ceiling lighting, electric heater and built-in bedroom furniture comprising wardrobes, overhead storage cupboards and dressing table.

#### Bedroom Three

15' x 8'4 tot he maximum (4.57m x 2.54m tot he maximum)

Double glazed window to front aspect, ceiling lighting, electric heater and built-in cupboards.

#### Bathroom

11'1 x 9'2 (3.38m x 2.79m)

Fitted with a comprehensive suite comprising a low w.c, pedestal wash hand basin with mixer tap, panelled double ended bath with mixer tap and shower attachment, large shower cubicle with electric Triton shower and built-in shelving, inset ceiling lighting, two heated towels rails, tiled floor, part tiled walls and double glazed obscured window to rear aspect.

### Outside

#### Front Garden/Parking

The front garden is privately enclosed with mature hedgerow and fencing and is principally arranged to provided ample off street parking for a number of vehicles with further parking spaces provided behind double wooden gates ideal if you have a caravan, motorhome or works vehicles to park

securely. The remaining garden neatly laid to lawn and there is gated pedestrian access to the rear of the property under a covered walk way.

### Rear Garden

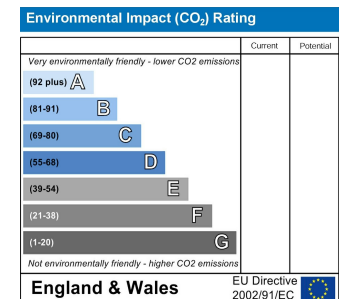
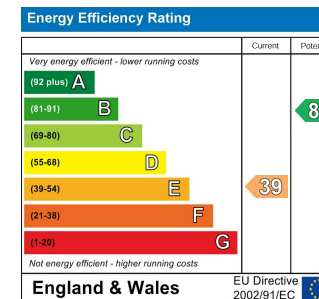
The stunning mature garden is fence enclosed with gated access from the front of the property that leads onto a large gently sloping lawn with mature shrubs and trees and raised vegetable and flower beds. tot he rear of the garden there is a timber summerhouse that opens onto the large raised and enclosed decked seating area ideal for outdoor entertaining and positioned to enjoy the sun throughout the day. There are three timber sheds with once that is used as a utility space with power and lighting and space for a tumble dryer and freezer and a log store under the rear covered porch.

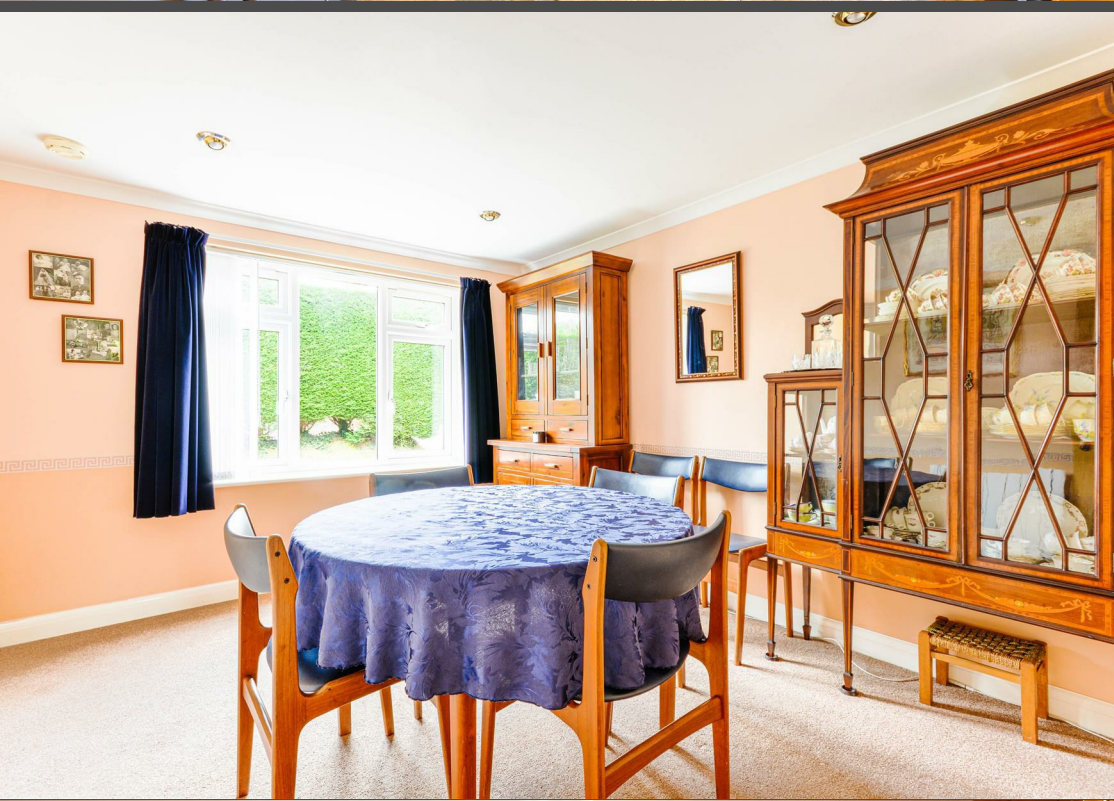
### Agents Notes

None of the services or appliances mentioned in these sale particulars have been tested.

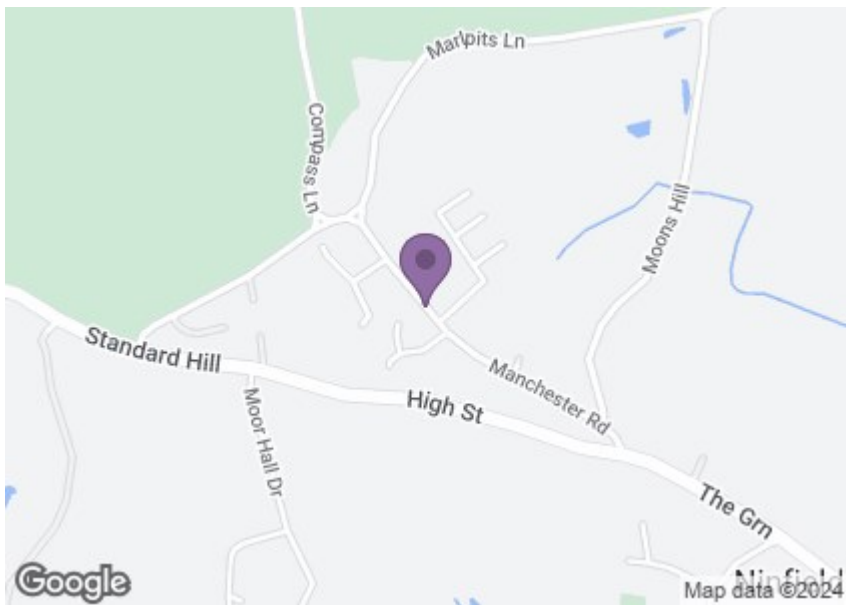
It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band D









GROUND FLOOR  
689 sq.ft. (64.0 sq.m.) approx.



1ST FLOOR  
646 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA : 1335 sq.ft. (124.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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