26 Downs View, Ninfield, East Sussex TN33 9LF
Offers In Excess Of £375,000 Freehold

Rush, Witt & Wilson are proud to present this delightful detached two bedroom bungalow, beautifully positioned within a sought-after close in a desirable village location. The home has been lovingly maintained by the current owners and offers generous, light-filled accommodation throughout, with every principal room enjoying a sense of space and calm. A welcoming and spacious porch sets the tone on arrival, leading through to a large living room - the perfect space to relax and take in the wonderful surroundings. The well-appointed kitchen enjoys stunning far-reaching views across to the Downs and rolling countryside and opens into a separate utility room. Both bedrooms are of excellent proportions and benefit from the outlook, with one currently arranged as a dining room, while a well-fitted family bathroom completes the accommodation. Externally, the property continues to impress. The beautifully landscaped rear garden has been designed to take full advantage of its southerly aspect, providing areas of lawn and seating that frame the breath-taking open views beyond. To the front, there is ample off-road parking together with an integral garage. This charming home enjoys an enviable setting - a peaceful village location yet within easy reach of the historic town of Battle, with its iconic Abbey, mainline station, popular schools, and excellent local amenities. The coast at Bexhill is also just a short drive away, offering the perfect balance between countryside and coastal living.

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Approximate total area(1)

100.4 m²

1080 ft²

(1) Excluding balconies and terraces

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

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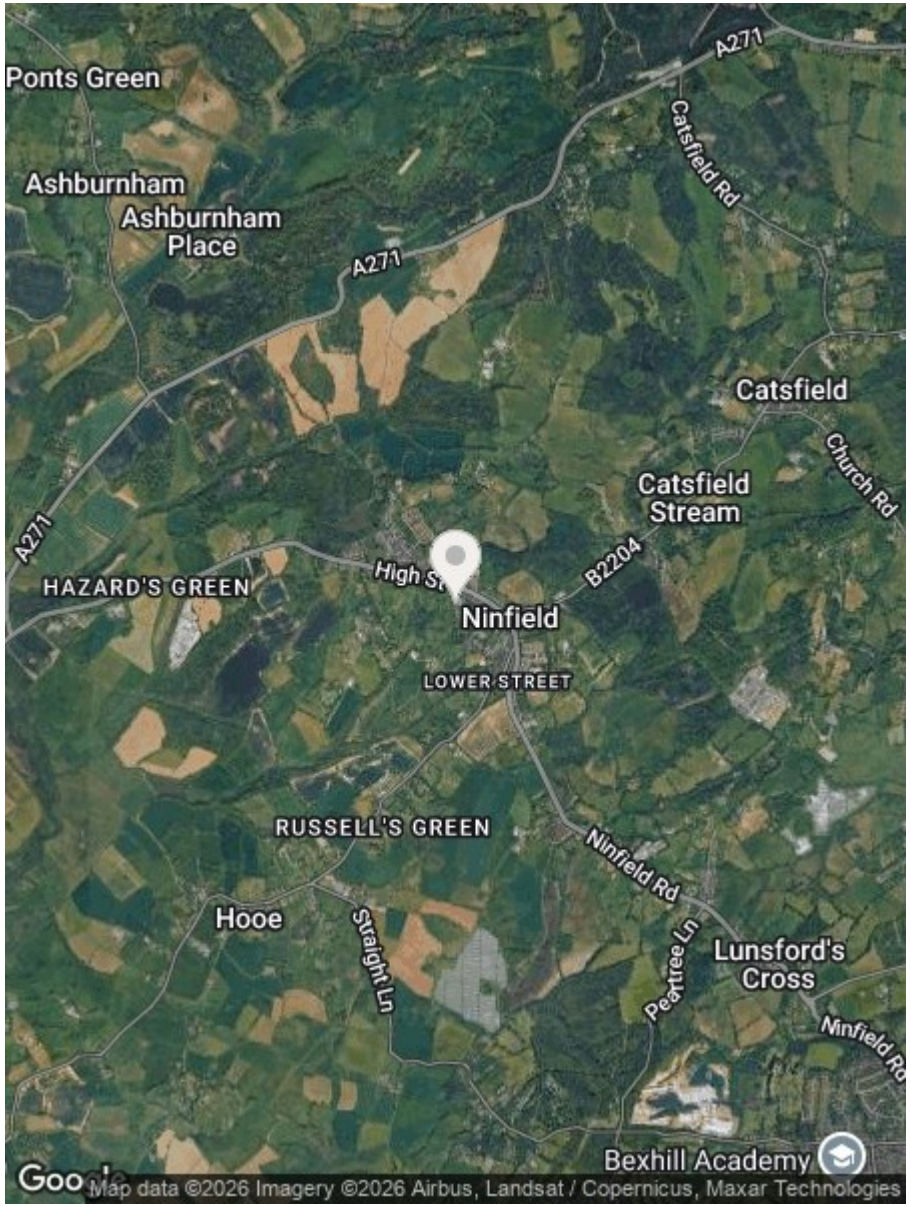

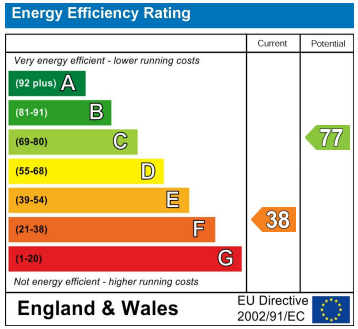

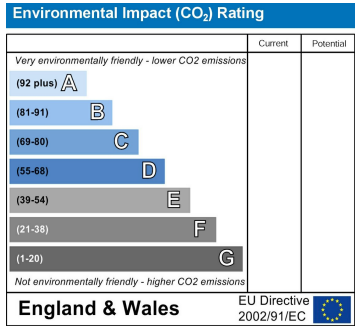

Council Tax Band - E

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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