

RUSH
WITT &
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44 Coombe Shaw, Ninfield, TN33 9LQ
Offers In Excess Of £365,000

Rush Witt & Wilson are proud to present to the market this three bedroom detached family home, positioned in the highly sought after village of Ninfield, which benefits from being within Claverham school catchment area, close to Battle and Bexhill mainline railway station. The property has undergone significant improvement by the current owner, boasting a recently fitted bathroom, recently fitted kitchen with modern open plan layout with bi-folding doors leading to the rear garden and Solar PV panels. Externally a large driveway provides off road parking which leads to a garage, with the front and rear garden having been landscaped. The rear being a particular feature as a pleasant place to entertain.

An internal viewing comes highly recommended to appreciate what excellent value this property offers.



Entrance Hallway

Double glazed entrance door, radiator, understairs storage cupboard, double glazed window to side, stairs rising to the first floor, door leading through to:

Cloakroom/WC

Double glazed opaque window to front, low level wc, wash hand basin with mixer tap, tied splashback and cupboard set below, radiator.

Lounge

16'5 x 13'1 (5.00m x 3.99m)

Double glazed window to front overlooking the front garden, two radiators, feature fireplace with inset electric fire, marble inset and hearth.

Kitchen/Diner

19' x 13' (5.79m x 3.96m)

A large open room with full length bi-folding doors to rear providing views and access onto the rear garden and patio area (described later), two radiators, range off matching wall and base units with work surfaces over and tiled splashback, sink unit with side drainer and mixer tap, space and plumbing for washing machine, space for undercounter fridge, integrated four ring gas hob with electric over set below and extractor set above, central island creating a breakfast bar.

First Floor**Landing**

Double glazed window to side, access to loft space, built in airing cupboard, radiator, doors off to the following:

Bedroom One

13' x 12'10 (3.96m x 3.91m)

Double glazed window to front, radiator, large set of built in wardrobes.

Bedroom Two

12'10 x 9'10 (3.91m x 3.00m)

Double glazed window to rear, radiator, built in wardrobe.

Bedroom Three

8'8 x 7'3 (2.64m x 2.21m)

Double glazed window to front, radiator.

Shower Room/WC

Double glazed opaque window to rear, large corner shower cubicle with chrome shower attachments and glass screen, heated towel rail, low level wc, wash hand basin with mixer tap and storage unit set below, tiled walls.

Outside**Front Garden**

To the front the garden is predominately laid to lawn.

Off Road Parking

Driveway to the front and side of the property providing ample off road parking for several vehicles leading to:

Garage

With up and over door.

Rear Garden

The rear garden is a particular feature of the property having been recently landscaped with an area of Indian sandstone patio to the immediate rear of the property, area of lawn, raised flower

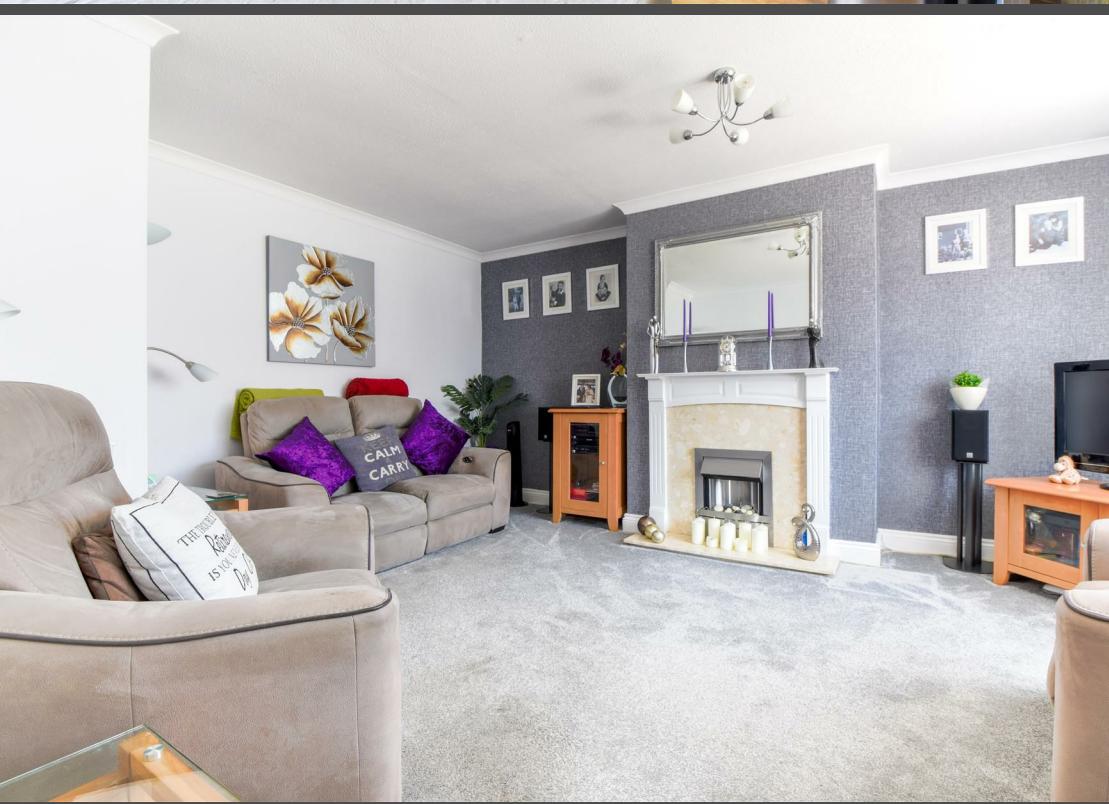
beds, timber pergola, area of hardstanding housing a hot tub (included in the sale).

Agents Note

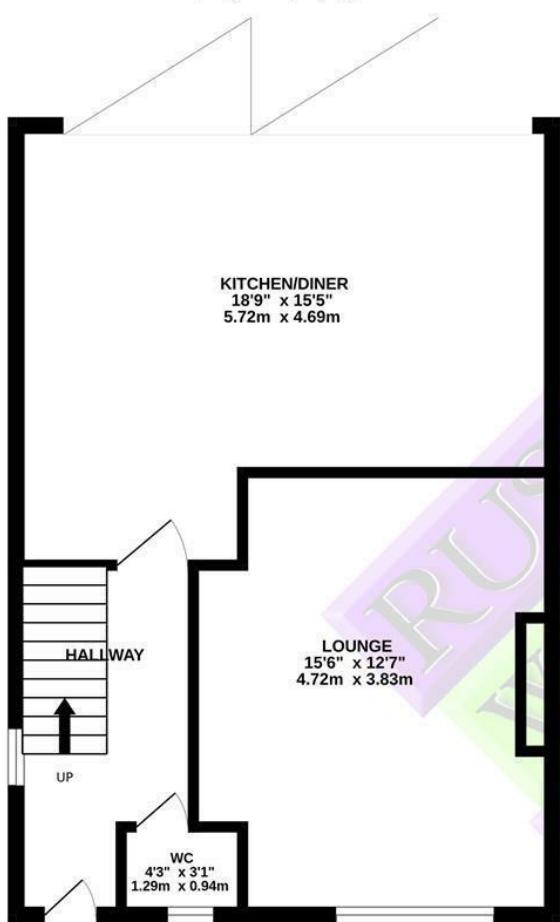
The property has solar panels to the roof which are entirely owned by the current vendor that will be included in the sale of the property, they were installed in 2022.

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

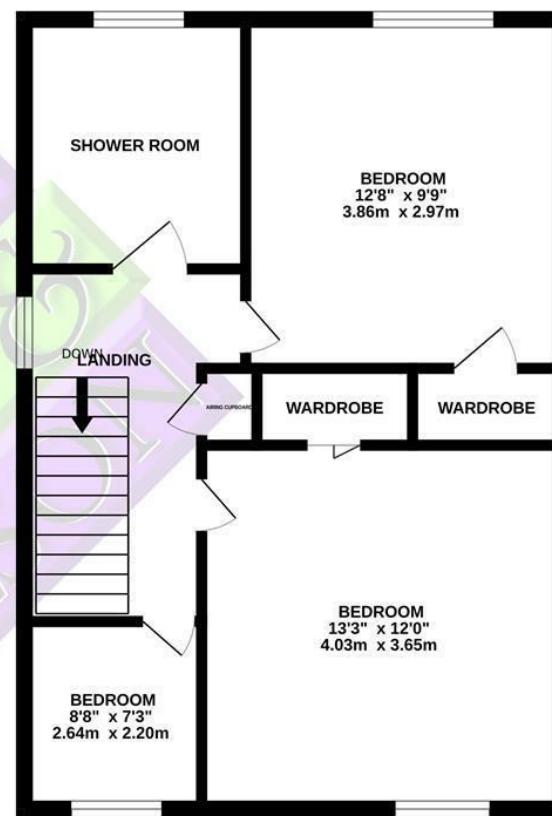
It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



GROUND FLOOR
518 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR
518 sq.ft. (48.2 sq.m.) approx.

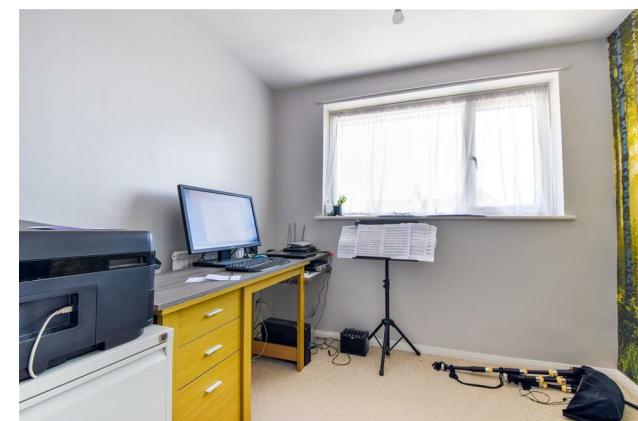


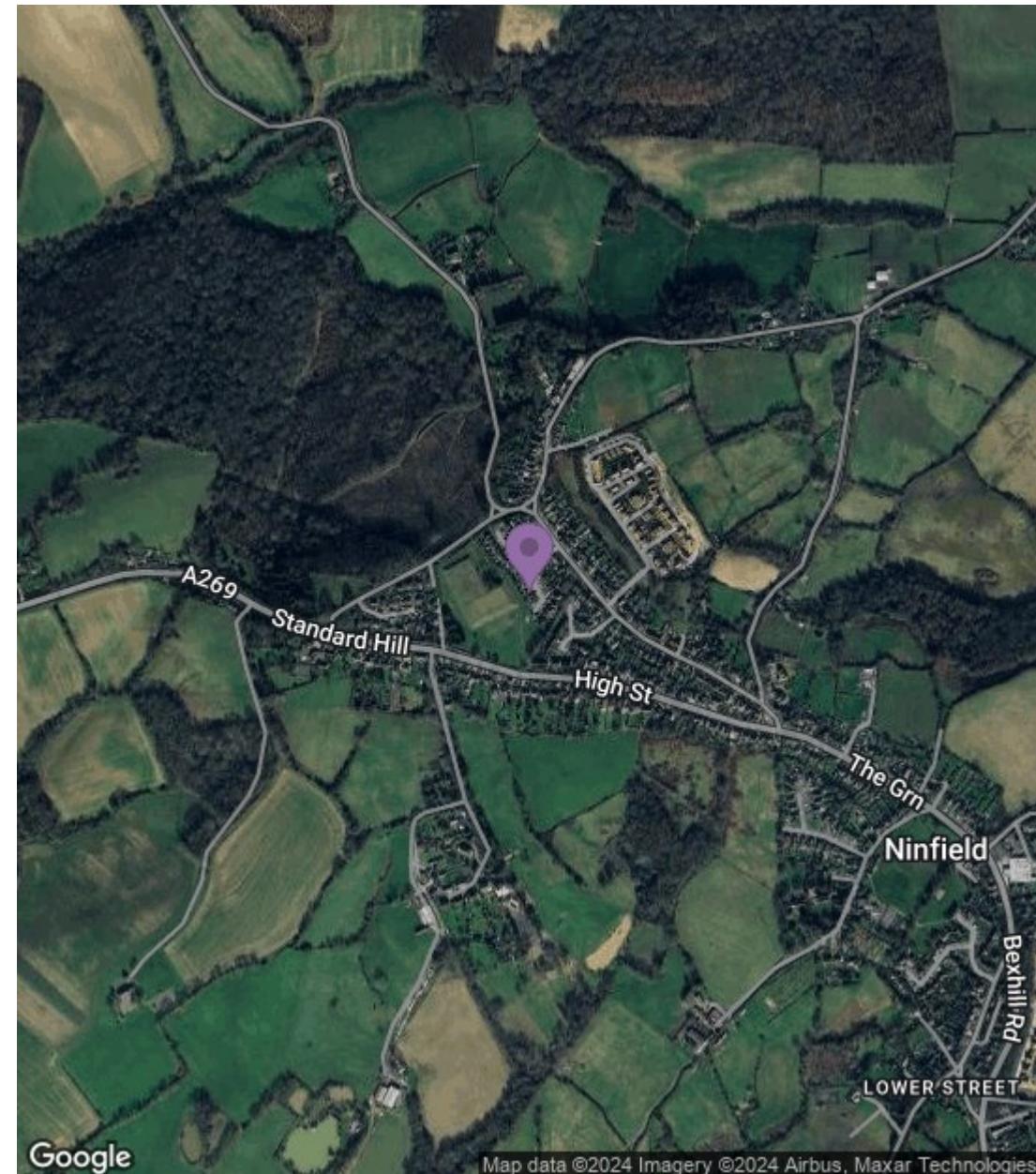
TOTAL FLOOR AREA : 1037 sq ft (96.3 sq m) approx

TOtal FLOOR AREA: 1,607 Sqft (150.5 Sqm) 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	94	
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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