

**RUSH  
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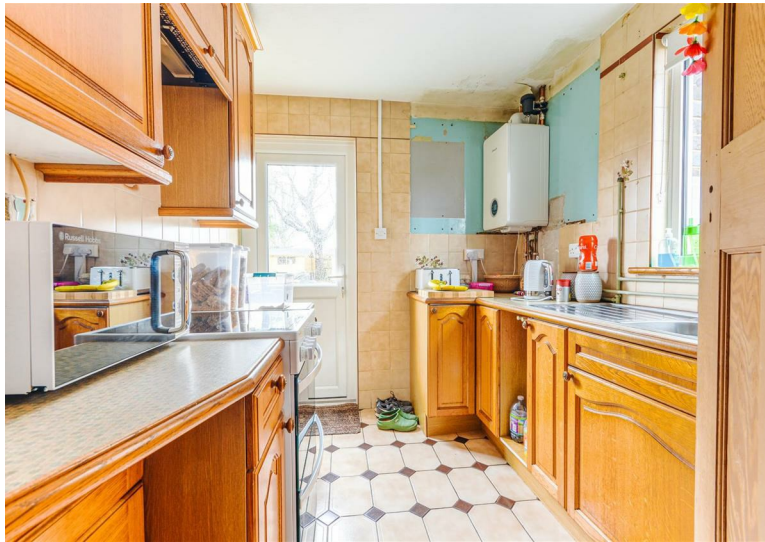
**Glenhurst, The Green, Ninfield, East Sussex TN33 9JF  
£474,950**

**\*\*\* Offered Chain Free \*\*\* This attractive 1930's detached family home is situated in the heart of this sought after rural village. Set back from the road with a recently laid driveway, providing ample parking and turning for a number of vehicles.**

**The accommodation comprises an entrance hall, sitting room with bay fronted window, dining room with rear aspect and a kitchen. To the first floor there are three well proportioned bedrooms and a bathroom. There is scope to further expand the accommodation particularly to the ground floor subject to all the necessary building/planning consents. The property further benefits from retaining a number of period features and having been subject to a rewire and newly installed boiler and central heating system.**

**Outside there is a full enclosed rear garden extending to approximately 80ft and enjoying a southerly aspect.**

**The village has two public houses, a village store and primary school all within walking distance of the property, which also comes under Claverham school catchment area.**



Property approached via a substantial newly laid block paved driveway leading to a covered entrance with exterior lighting and a composite glazed front door leading into:-

**Entrance Hall**

With stairs to the first floor, under stairs storage cupboard, double glazed window to side aspect, ceiling lighting and radiator.

**Sitting Room**

11'6 x 13'2 (3.51m x 4.01m)  
Flooded with light via the double glazed bay fronted window, feature brick fireplace, ceiling lighting with decorative ceiling rose and radiator.

**Dining Room**

10'5 x 12'7 (3.18m x 3.84m)  
With wooden glazed windows with secondary glazing over looking the rear garden, feature fireplace and alcove shelving, ceiling lighting with decorative ceiling rose, radiator and exposed floorboards.

There is scope subject to the necessary consents to either open this room into the adjoining kitchen to create an open kitchen/dining room or to extend to the rear ( which the neighbouring property has done) into the sizable rear garden.

**Kitchen**

9'1 x 7'2 (2.77m x 2.18m)  
Fitted with base and wall mounted units with work surface over and single bowl sink with drainer and hot and cold tap, space for oven, wall mounted newly installed LPG gas fueled boiler, ceiling lighting, double glazed window to side aspect, uPvc glazed door with rear garden access and under stair pantry cupboard with window.

**Outside Utility/Cloakroom**

Accessed from the rear garden with a low level w.c, lighting, window. Currently used to house the washing machine and tumble dryer.

**First Floor**

**Landing**

With double glazed window to side aspect, ceiling lighting and loft hatch access to a good size boarded loft.

**Bedroom One**

13'4 x 11'6 (4.06m x 3.51m)  
Double glazed window to front aspect, ceiling lighting with ceiling rose, radiator and feature fireplace.

**Bedroom Two**

12'7 x 9'10 (3.84m x 3.00m)  
Double glazed window to rear aspect, ceiling lighting with decorative ceiling rose and picture rail detailing, radiator and feature tiled fireplace.

**Bedroom Three**

7'9 x 9'1 (2.36m x 2.77m)  
Double glazed window to rear aspect over looking the garden, ceiling lighting, radiator.

**Bathroom**

Fitted with a low level w.c, pedestal wash hand basin with hot and cold taps, panelled bath with mixer tap and shower attachment, tiled walls, ceiling lighting, exposed floor boards, radiator and double glazed opaque window to front aspect.

**Outside**

**Front Garden/Parking**

The front garden has been closeboard fence enclosed and laid with a substantial blocked paved driveway providing ample parking for a number of vehicles and turning space. Gated side access leads to the:-

**Rear Garden**

The excellent size rear garden is enclosed with closeboard fencing and arranged with a paved seating area adjacent to the rear of the property with a pathway leading through the level lawn and shrub planted borders. To the rear of the garden there are two recently installed 10 x 8 timber sheds.

**Agent Notes**

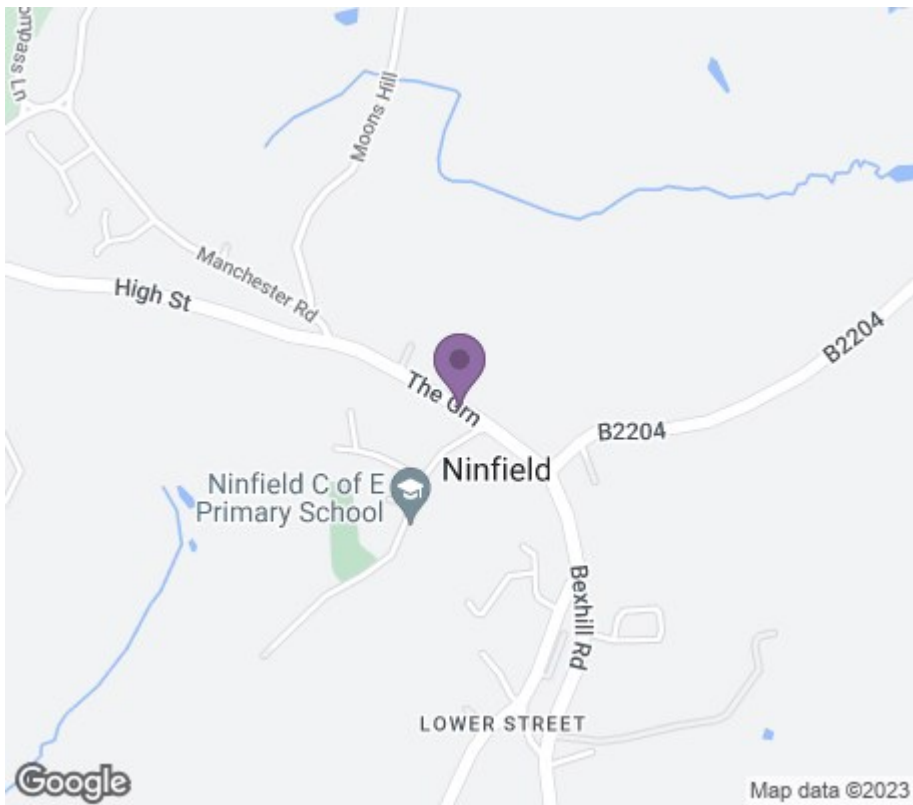
None of the services or appliances mentioned in these sale particulars have been tested.

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







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		59
(39-54) <b>E</b>	33	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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



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