

RUSH
WITT &
WILSON



FourBoys Cottage High Street, Ninfield, East Sussex TN33 9JP
£470,000 Freehold

This deceptively spacious and exceptionally well presented 1983 built three/four bedroom link-detached property is ideally located in the heart of this popular rural village within walking distance of the local public house, recreation field, doctors surgery and excellent village school, also being within Claverham School catchment area. The property enjoys a southerly aspect, adjoining fields to the rear with rural views stretching to the Sussex coast. Benefits from recently installed solar panels with battery storage and underflooring heating on the ground floor. The accommodation comprises an entrance porch, sitting room with a wood burning stove, stunning kitchen/dining/family room which is flooded with natural light and has views over the rear garden, study/bedroom four, recently appointed bathroom/utility. Making an ideal guest suite. The first floor comprises of three well proportioned bedrooms, with the main bedroom benefiting from the stunning views, and a shower room. Outside there is ample off street parking, a workshop and a beautiful well stocked and thoughtfully designed rear garden, which is sure to be a delight for any keen gardener.







GROUND FLOOR
1015 sq.ft. (94.3 sq.m.) approx.



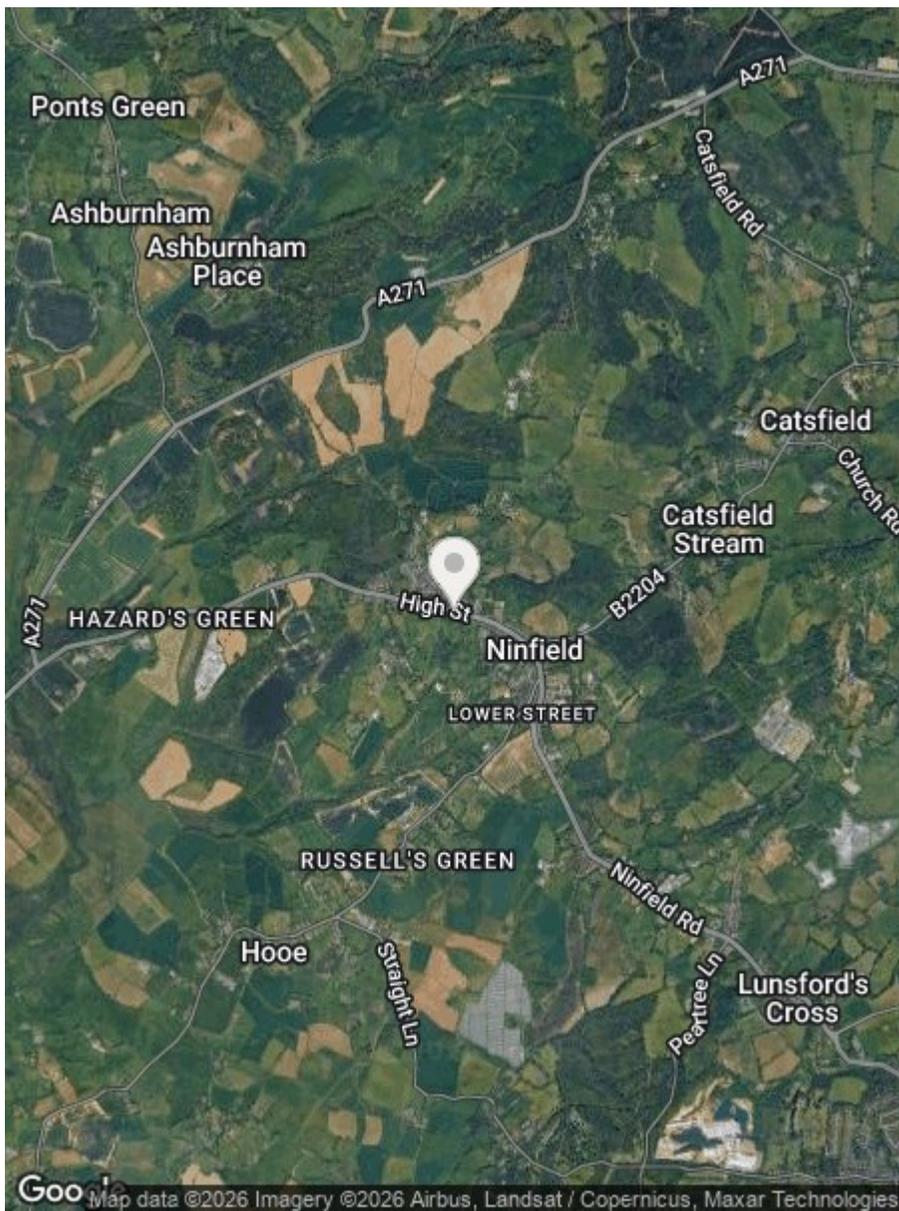
1ST FLOOR
529 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA : 1544 sq.ft. (143.4 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	58
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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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