

**RUSH
WITT &
WILSON**



**19 Smith Close, Battle, East Sussex TN33 9RB
£345,000**

A very well presented three bedroom semi-detached house ideally located in a pleasant "tucked away" setting in the village of Ninfield. Offering bright and spacious accommodation throughout, the property comprises three bedrooms, lounge, spacious kitchen/diner, conservatory and family bathroom. Other internal benefits include modern fitted thermostatically controlled electric radiators, double glazed windows throughout and views across Ninfield recreation ground. Externally, the property offers a sizeable and well maintained 'corner plot' garden extending some 70' to the rear and to the front there is a driveway providing off road parking. Ideally situated within easy reach of local amenities and village school with a further benefit of falling in the Claverham catchment at Battle. Viewing is Highly recommended via the sole agents at RWW Bexhill.



Front Door

Obscure glass panelled front door leading to:

Entrance Porch

7'0" x 4'0" (2.14m x 1.23m)

Side aspect double glazed window, timber internal door leading to lounge.

Lounge

16'9" x 11'10" (5.12m x 3.62m)

Front aspect double glazed windows, thermostatically controlled modern radiator, ornamental feature fireplace with fitted gas log effect burner. Under-stairs storage cupboard providing storage and shelving, stairs leading to first floor and door leading through to the lounge/dining room.

Kitchen/Dining Room

16'7" x 9'4" (5.07m x 2.87m)

Rear aspect double glazed window overlooking the rear garden, glass panelled double glazed door with glass panelled double glazed side lights leading to conservatory which overlooks the rear garden, one thermostatically controlled radiator.

Modern Fitted Kitchen

16'7" x 9'4" (5.08m x 2.87m)

With a range of wall and mounted units with roll top work surfaces, plumbing space for washing machine, inset stainless steel sink with drainer, space for free standing cooker with fitted electric extractor hood above, space for free standing fridge/freezer, part tiled walls,

Conservatory

10'3" x 7'2" (3.14m x 2.19m)

Triple aspect windows to three sides with double glazed patio doors leading to rear garden patio.

First Floor Landing

Airing cupboard housing hot water cylinder with slatted shelving.

Bedroom One

11'11" x 9'4" (3.65m x 2.87m)

Front aspect double glazed window, thermostatically controlled modern radiator.

Bedroom Two

9'6" x 9'4" (2.90m x 2.87m)

Rear aspect double glazed window overlooking the rear garden with views across the Ninfield playing field and park. Thermostatically controlled modern radiator, access to loft.

Bedroom Three

13'2" x 7'0" narrows to 3'1" at the doorway entran (4.03m x 2.14m narrows to 0.96m at the doorway entr)

"L" shaped room. Front aspect double glazed window with far reaching views across countryside towards the South Downs. Fitted wardrobe with hanging space and shelving, wall mounted down-lighter.

Bathroom

Rear aspect obscured double glazed window, wall mounted electric chrome towel rail. Walk-in shower with sliding door and controls, suite comprising pedestal wash hand basin with vanity unit beneath, separate hot and cold taps, low level w.c, fully tiled walls.

Outside

Front Garden

Driveway providing off road parking for one vehicle, steps with path leading to front door.

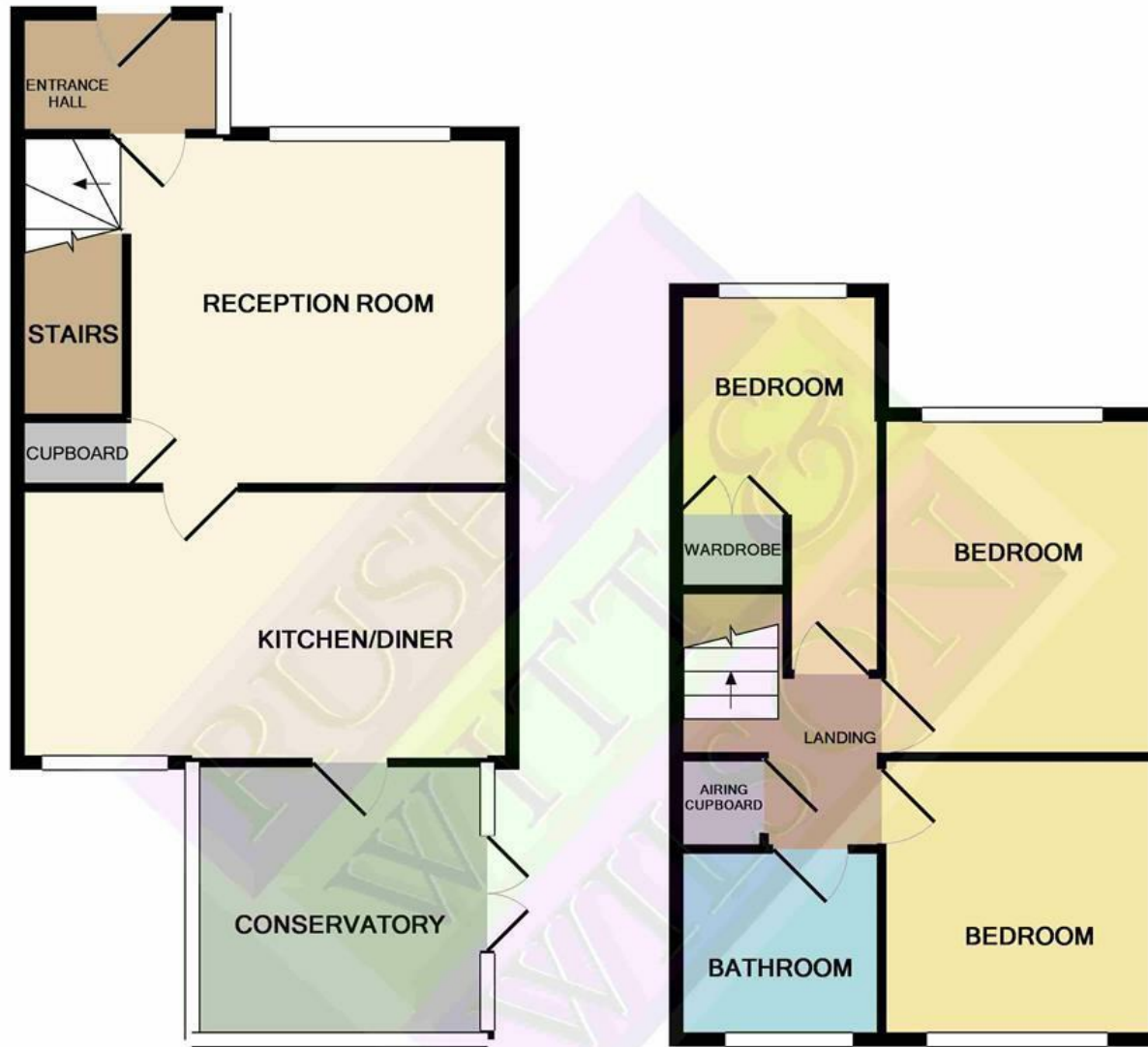
Rear Garden

Stone laid patio with steps leading up to raised tiered garden which is mainly laid to lawn with some mature plant and shrub borders, shingled area, two timber garden sheds with one benefiting from light and power, gate behind the garden shed leading to the Ninfield Green playing fields, path with gated access leading to the front of the property.

Agents Note

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.





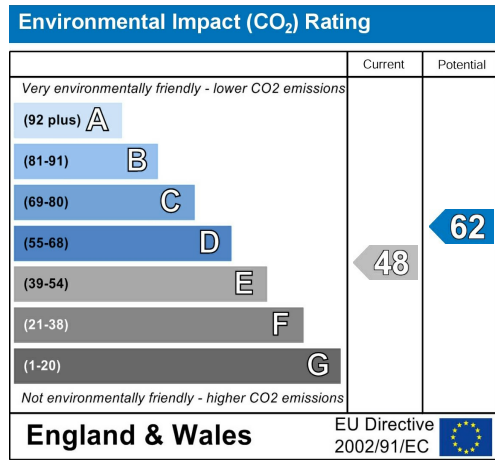
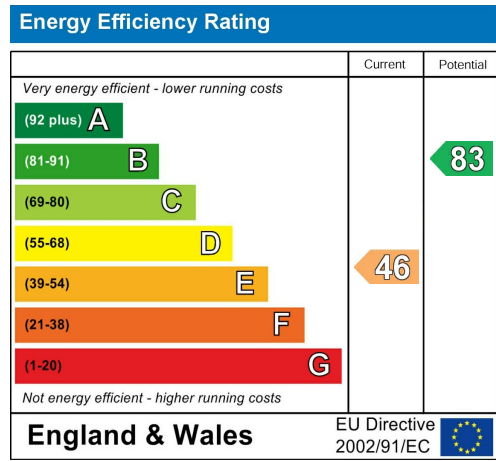
GROUND FLOOR
APPROX. FLOOR
AREA 485 SQ.FT.
(45.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 379 SQ.FT.
(35.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 863 SQ.FT. (80.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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