

**RUSH  
WITT &  
WILSON**



**Topos Manchester Road Ninfield, Battle, East Sussex TN33 9JX  
£375,000**

**A beautiful spacious two double bedroom detached bungalow, double glazed windows and doors, garage, modern kitchen/ breakfast room, modern bathroom suite, upvc double glazed conservatory southerly facing, oil fired central heating system, private front and southerly facing rear garden, garage semi-rural location, viewing comes highly recommended by Rush Witt and Wilson Bexhill, sole agent. Council Tax Band D.**



**Entrance Porch**

Window to the side elevation, accessed via covered entrance.

**Entrance Hallway**

Single radiator, large built in doubled door cloaks cupboard with shelves, access to roof space.

**Living Room**

17'5" x 11'9" (5.31 x 3.60)

French doors lead out onto the conservatory, stone fireplace with real flame coal effect electric fire, double radiator.

**Conservatory**

12'2" x 9'10" (3.73 x 3.00)

Double glazed construction, overlooking the southerly elevation, oak effect flooring, patio door to the side elevation.

**Kitchen/Breakfast Room**

17'9" x 10'5" (5.43 x 3.20)

Window overlooks the rear garden, door to side, modern fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, one and half bowl enamel sink unit with mixer tap, plumbing for washing machine, space for fridge/freezer, electric glass hob with extractor canopy and light, integrated oven and grill, breakfast bar, tiled splashbacks, double radiator, large built in airing cupboard with slatted shelving and pre lagged hot water cylinder.

**Bedroom One**

13'8" x 11'9" (4.18 x 3.60)

Window to the front elevation, double radiator.

**Bedroom Two**

12'8" x 9'11" (3.87 x 3.03)

Window to the front elevation, single radiator.

**Bathroom**

Modern suite comprising wc with concealed cistern, wash hand basin with vanity unit, panelled bath with hand shower attachment, half height wall tiling, tiled floor, double radiator, obscured glass window to the side elevation.

**Front Garden**

Mainly laid to lawn, all enclosed with piquet fencing, well stocked flower and shrub beds, pathway leads to side entrance, driveway provides off road parking and leads to the garage.

**Garage**

With up and over door, power, light, personal door and window to the rear elevation.

**Rear Garden**

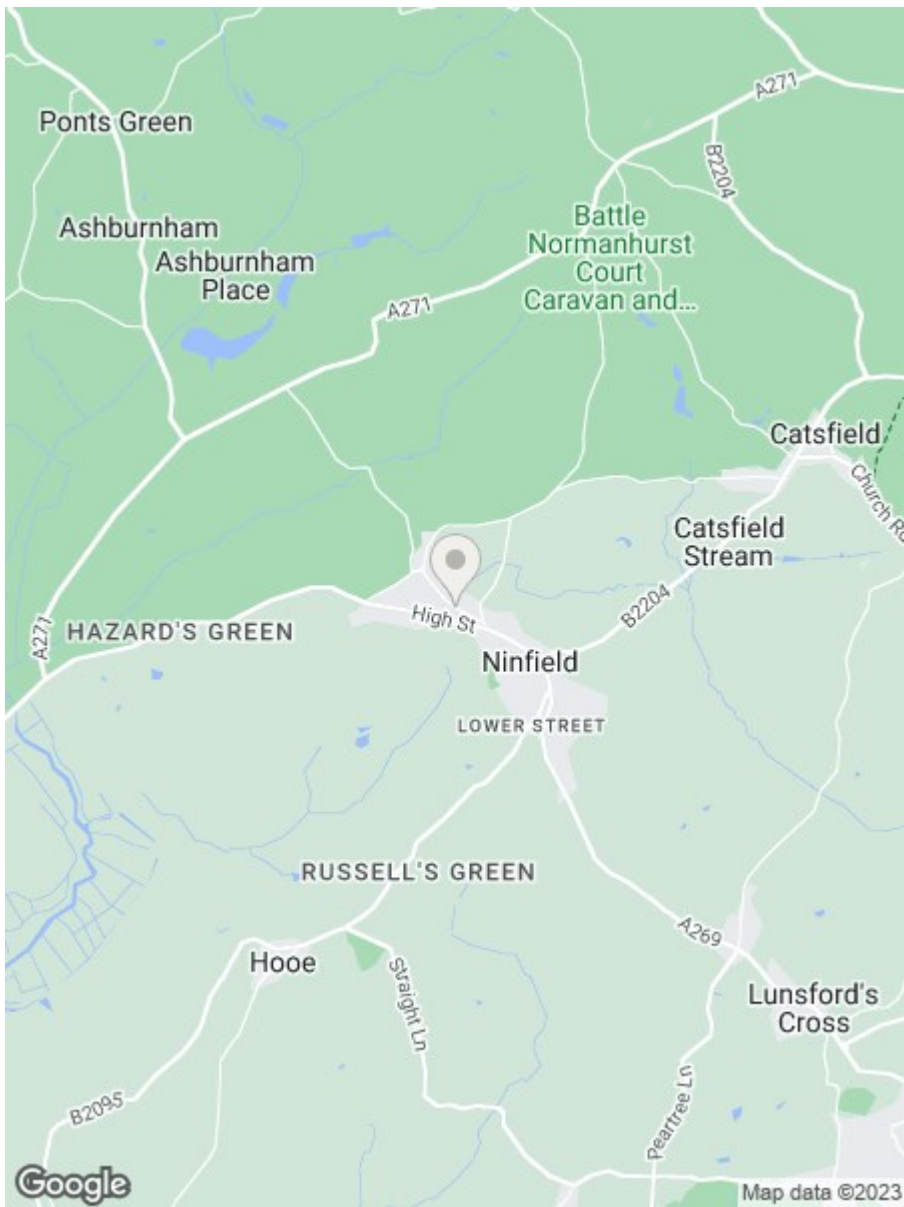
Southerly aspect, mainly laid to lawn with a whole host of fruit trees, beautiful plants and shrub beds, all enclosed with fencing to all sides offering privacy and seclusion, outside water tap, patio area for alfresco dining, three timber framed sheds, wooden chicken coup, log store.

**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.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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