

Abbott & Abbott

Estate Agents, Valuers and Lettings



Fir Tree House The Green, Ninfield, TN33 9JQ

Guide Price £575,000





Fir Tree House The Green

Ninfield, TN33 9JQ

- Charming detached house of considerable character
- Two good reception rooms
- Mature gardens
- Garage
- Four bedrooms - with en suite to main bedroom
- Modern kitchen complimented by utility room
- Far-reaching country views from main bedroom
- Excellent village location in Claverham School catchment area

Abbott & Abbott Estate Agents offer for sale this delightful detached period house of character, situated in a much favoured village, approximately midway between Bexhill and the coast and the town of Battle with its mainline railway station. Unlisted and believed to originally date from around 1800, with later extensions, the property offers bright, charming accommodation which provides four bedrooms - with an en suite dressing room and shower room, and far-reaching country views to the main bedroom, two good reception rooms including a characterful south-facing sitting room with ceiling beams and brick fireplace, a contemporary kitchen with integrated appliances, complimented by a lobby and utility room, bathroom and cloakroom. Outside, there is an integral garage and mature gardens, with a beech hedge partially screening the property from the road. Oil fired central heating is installed and there are uPVC double glazed windows and exterior doors.

The property is situated in a road of individual property, on a bus route, close to a local primary school and doctor's surgery, and within the catchment area of Claverham School. The towns of Bexhill and Battle are approximately four miles distant.



Entrance Hall

Cloakroom

Dining Room

16'5 x 11'7 (5.00m x 3.53m)

Sitting Room

23' x 11'1 (7.01m x 3.38m)

Kitchen

9'5 x 8' (2.87m x 2.44m)

Lobby

Utility Room

9'5 x 8' (2.87m x 2.44m)

First Floor Landing

Bedroom One

12'5 x 11'2 (3.78m x 3.40m)

Dressing Room

8'4 x 6'6 (2.54m x 1.98m)

En Suite Shower

Bedroom Two

11'3 x 11'1 (3.43m x 3.38m)

Bedroom Three

11'1 x 10'5 (3.38m x 3.18m)



Bedroom Four 8'6 x 6'9 (2.59m x 2.06m)
Bathroom
Integral Garage 22'7 x 9' (6.88m x 2.74m)
Mature Gardens
Council Tax Band: E (Wealden District Council)
EPC Rating: D





Floor Plans



Viewing

Please contact our Sales Office on 01424 212233 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

