



32 Downs View, Ninfield, TN33 9LF

£450,000





32 Downs View

Ninfield, TN33 9LF

- Beautifully-presented detached bungalow in quiet cul-de-sac in favoured village
- Two bedrooms - both with en suite shower
- Superb split-level living room with double aspect
- Attractive kitchen with integrated appliances
- Detached garage, plus off-road parking for car, motorhome, etc
- Pretty and secluded gardens
- Electric heating & uPVC double glazing, plus solar panels
- Close to country walks and open countryside

Abbott & Abbott Estate Agents offer for sale this beautifully presented detached bungalow, occupying a good size corner plot at the end of a quiet cul-de-sac in this favoured village, situated approximately midway between the historic town of Battle and Bexhill and the coast. Built in the 1970's, and extended in more recent years, the property offers bright, well-proportioned accommodation which includes two bedrooms - each with en-suite shower, a superb 30'3 split-level living room with a double aspect, and a most attractive kitchen with integrated appliances. Outside, there are pretty gardens, a detached garage, and hard-standing space for a car, motorhome, etc. The property is equipped with stylish electric radiators and uPVC double glazed windows and doors. There are also solar panels in situ.

The property is well-placed, close to a local primary school and within the catchment area of Claverham School in Battle. Local buses stop nearby and there are pubs and country walks within easy reach. Both Battle and Bexhill are approximately five miles distant.



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Entrance Hall

Cloakroom

Split-Level Living Room

30'3 max x 13'8 max (9.22m max x 4.17m max)

Double Aspect Kitchen 15'3 x 10'2 (4.65m x 3.10m)

Bedroom One 14'8 max x 11'9 (4.47m max x 3.58m)

En Suite Shower

Bedroom Two

14'10 max x 11'10 max (4.52m max x 3.61m max)

Further En Suite Shower

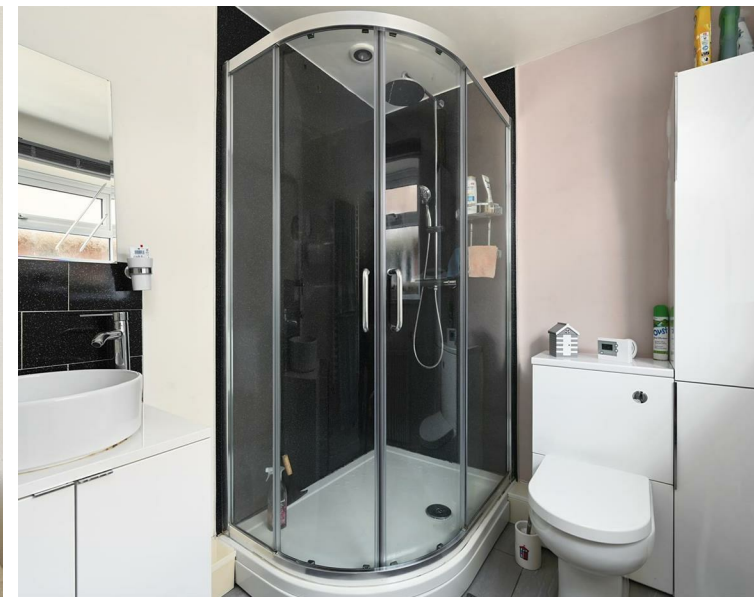
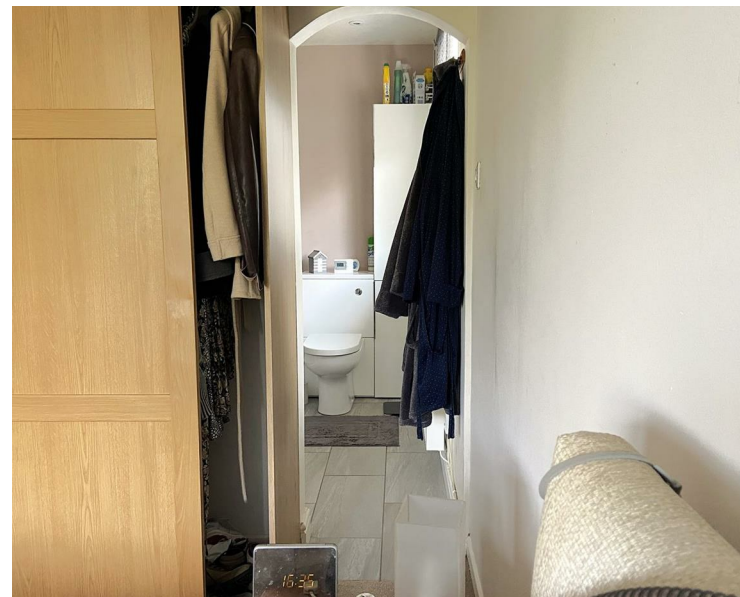
Off-Road Parking

Detached Garage 18'7 x 9'5 (5.66m x 2.87m)

Pretty Gardens

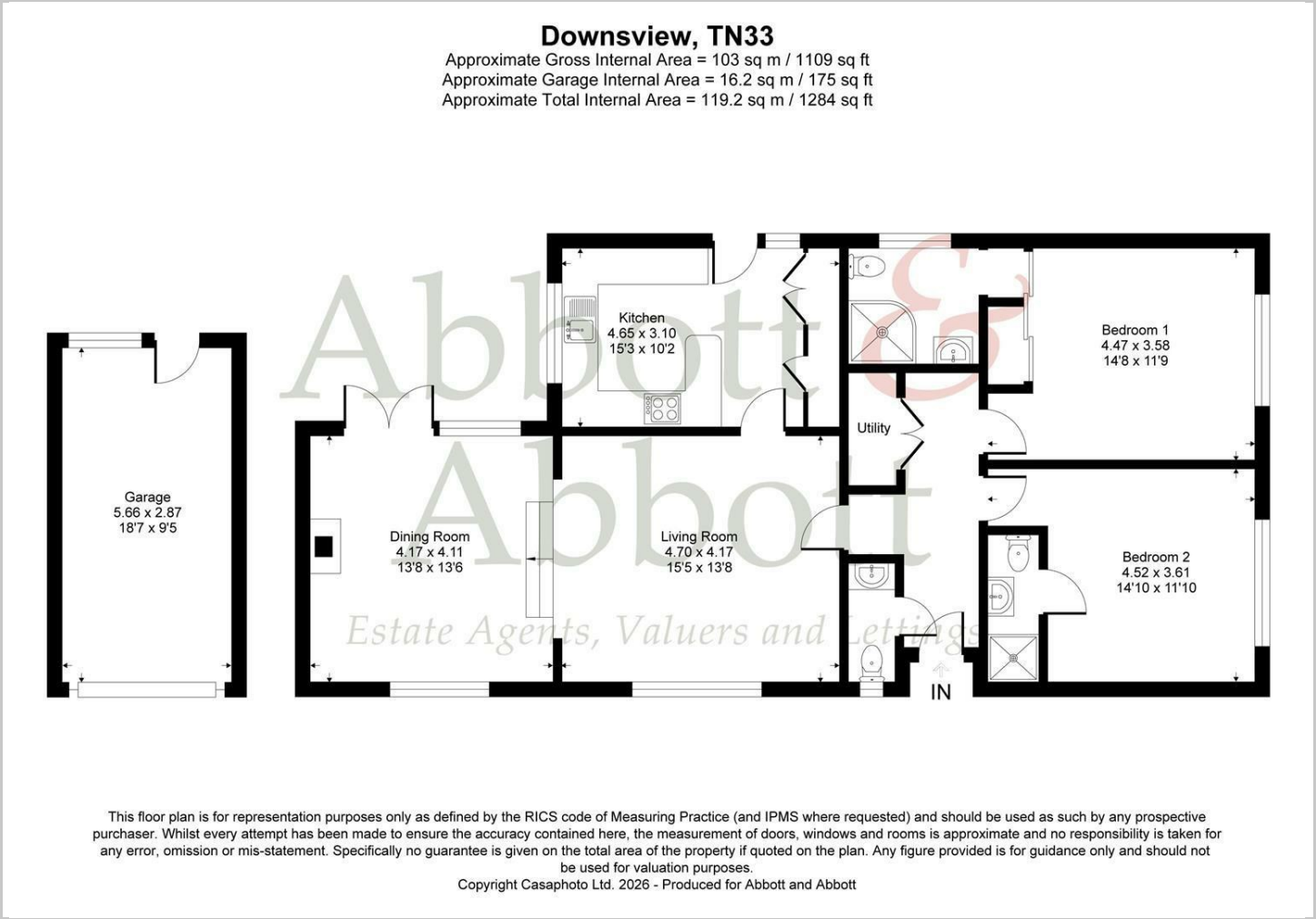
Council Tax Band: E (Wealden District Council)

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.

Location Map



Energy Performance Graph

