



Stocks House The Green, Ninfield, TN33 9JE

£525,000





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Stocks House The Green

Ninfield, TN33 9JE

- Charming detached house of much character in favoured village
- Three reception rooms including living room with bay window and fitted wood burner
- Ground floor cloaks/shower room & first floor bathroom
- Good size detached garage and timber built shed/workshop
- Claverham School catchment area
- Three bedrooms
- Kitchen complimented by utility room
- Large rear garden
- Gas (LPG) central heating and uPVC double glazing with 'sash'-type windows to most rooms
- No onward chain

Abbott & Abbott Estate Agents offer for sale, with no onward chain, this charming detached house of much character, situated in a much favoured village within easy reach of both Bexhill and Battle, and with a lovely large rear garden. The property provides attractive and well-presented accommodation which includes three bedrooms, a superb through living room and dining room with bay window and fitted wood burner, a study, kitchen complimented by a utility room, a ground floor cloaks/shower room, and first floor bathroom. Outside, the property is set well back from the road and a five bar gate opens into an extensive area of off-road parking. To the rear, there is a good size garage, a large and useful shed/workshop, and a large garden. Gas (LPG) fired central heating is installed and there is uPVC double glazing, with many rooms having 'sash' style windows in keeping with the property.

The property is well placed, almost opposite the recreation ground, in a road of individual property and on a bus route. Both Bexhill and the coast, and Battle with its shops and mainline railway station, are about 5 miles distant. The property also lies within the catchment area for Claverham School in Battle.



Entrance Hall

Living Room/Dining Room

31' max x 11'2 max (9.45m max x 3.40m max)

Study

13'9 plus bay x 10'6 (4.19m plus bay x 3.20m)

Kitchen

13'9 x 7'3 (4.19m x 2.21m)

Utility Room

8'5 x 7'8 (2.57m x 2.34m)

Cloaks/Shower Room

First Floor Landing

Bedroom One

12'6 x 11'6 (3.81m x 3.51m)

Bedroom Two

12'6 x 10'6 (3.81m x 3.20m)

Bedroom Three

8'6 x 5'11 (2.59m x 1.80m)

Bathroom

Extensive Off-Road Parking





Good Size Detached Garage
18'8 x 9'4 (5.69m x 2.84m)

Large Timber-Built Shed/Workshop
19'7 x 9'8 (5.97m x 2.95m)

Large Rear Garden

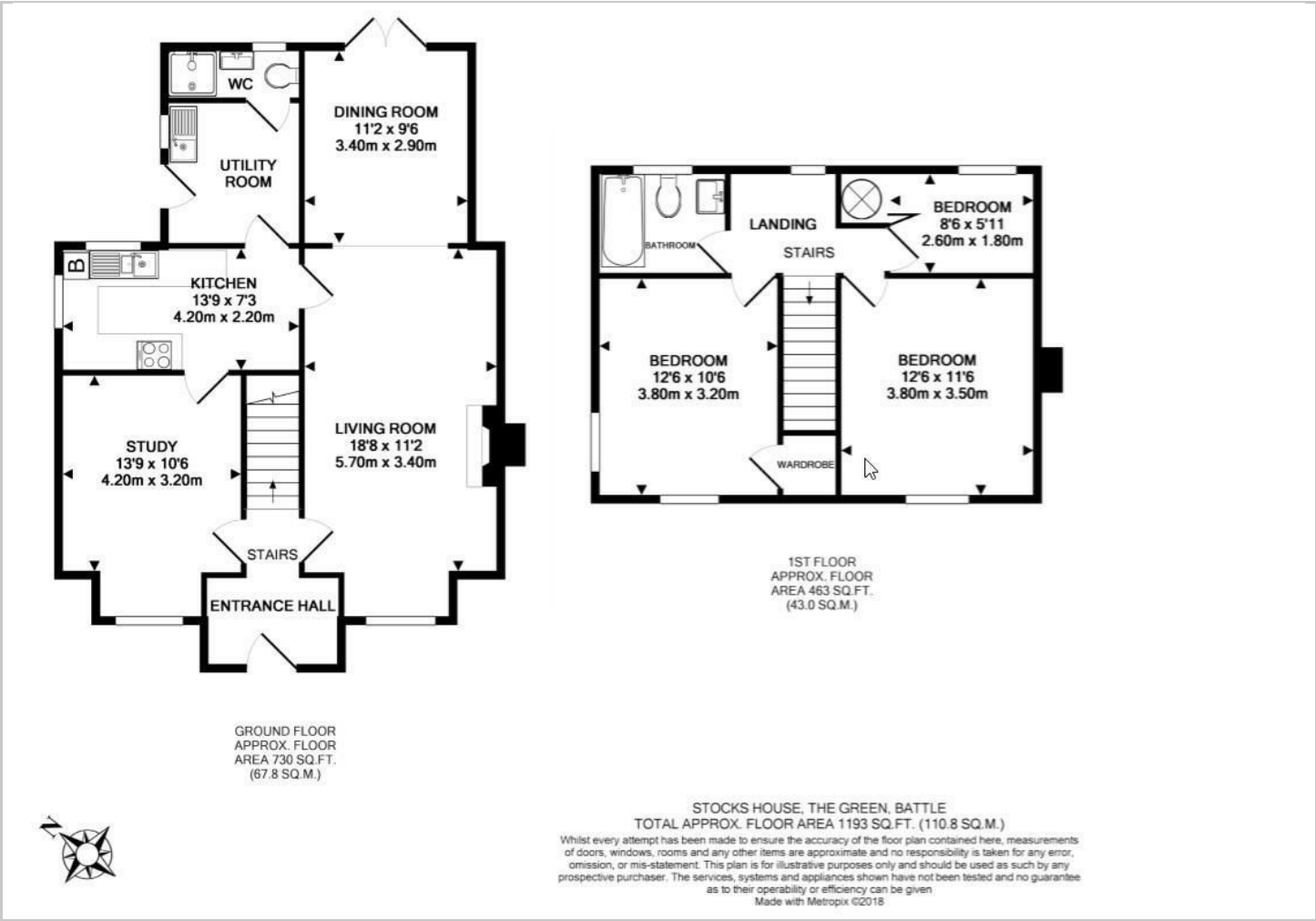
Council Tax Band: D (Wealden District Council)

EPC Rating: E





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.

25 Devonshire Road, Bexhill On Sea, East Sussex, TN40 1AH
Tel: 01424 212233 Email: sales@abbottandabbott.co.uk

Location Map



Energy Performance Graph

