



The Green, Ninfield, TN33 9JG

Asking Price £385,000









# The Green

## Ninfield, TN33 9JG

- Detached garage and off-road parking
- Double aspect lounge
- Large kitchen with oil-fired range cooker
- uPVC double glazed conservatory
- No onward chain
- Close to local buses and primary school - also within Claverham School catchment area
- Charming detached bungalow in ever-popular village, convenient for Bexhill and Battle
- Oil-fired central heating from the range, plus uPVC double glazed windows and exterior doors
- Pleasant rear garden with swimming pool
- Two good size bedrooms

Abbott & Abbott Estate Agents offer for sale, with no onward chain, this charming detached bungalow, located in an ever-popular village, approximately midway between Bexhill and the coast and the town of Battle with its mainline railway station. Probably built in the 1930's, the property offers well-proportioned accommodation which includes two good size bedrooms, a double aspect lounge with fitted wood burner, a large kitchen with oil-fired range - which also provides central heating, a double glazed conservatory and shower room. Outside, there is a detached garage to the rear of the property, plus off-road parking to the front, and a pleasant rear garden with swimming pool. The property is also fitted with 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 within the catchment area of Claverham School. The towns of Bexhill and Battle are approximately four miles distant.



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**Entrance Hall**

**Lounge**

**Bedroom Two**

**Utility Porch**

**uPVC Double Glazed Conservatory**

**Shower Room**

**Bedroom One**

**Kitchen**

**Outside**

**Council Tax Band**

**EPC Rating**

**Detached 'Marley' Garage**

**Gardens**

**Full Description**



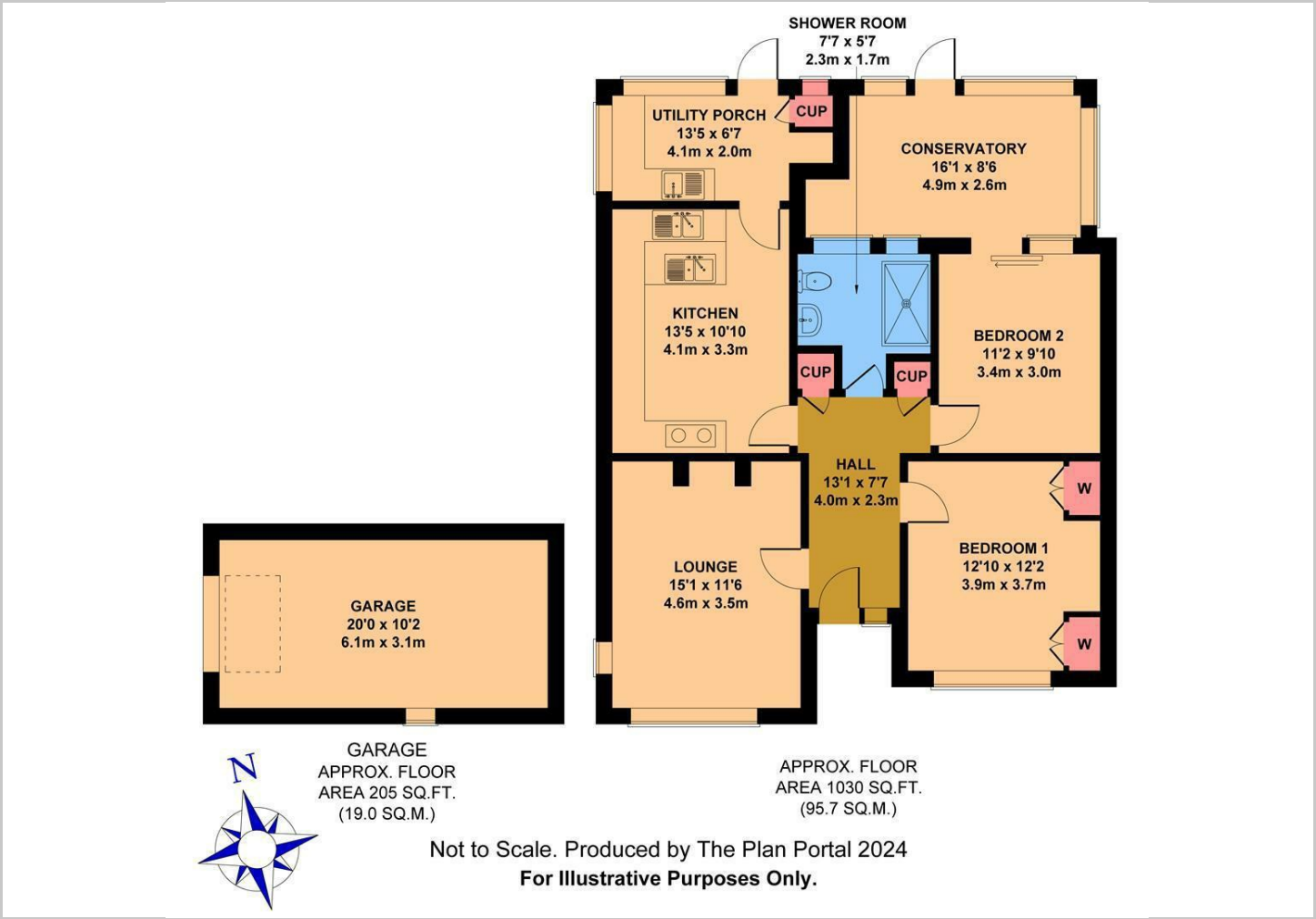








Floor Plans



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

