

Harwood House Bexhill Road, Ninfield

£450,000 Freehold

Recently built detached village home with modern amenities, close to school & shop. Chain free. Features include LPG central heating, double glazing, and a 7-year Protech warranty. Spacious interior across 3 floors, 4 bedrooms, 3 reception rooms, garage, and garden.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

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This recently constructed detached home is centrally located in the village, offering proximity to essential amenities such as the local primary school and village shop. The property boasts modern features and high levels of insulation, with the added assurance of a 8 year builder's warranty and energy-efficient LPG central heating complemented by double glazing throughout.

The residence unfolds over three thoughtfully designed floors. On the ground floor, the reception hall leads to a spacious living room with a bay window that brightens the space. A practical cloakroom is equipped with a low-level WC and vanity sink unit, alongside essential storage for the home's boiler and water system.

Ascending to the first floor, you'll find a family-friendly layout featuring a main bathroom with a modern P-shaped bath and shower, stylish vanity sink, and heated towel rail. The dining room flows seamlessly into the kitchen, which is fitted with contemporary base and wall units, integrated appliances, and a hardwood working surface. A utility room offers additional storage and laundry facilities.

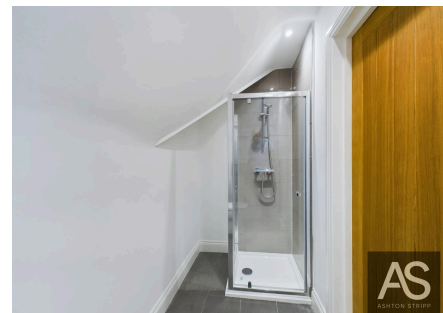
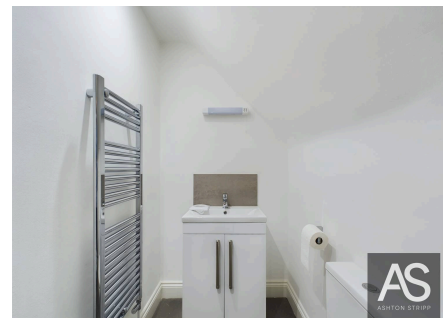
The sitting room, a highlight of this home, is a double aspect room with doors opening onto the inviting Indian sandstone patio and garden, ideal for relaxation or entertaining.

The top floor houses the sleeping quarters with several bedrooms, including the master bedroom overlooking the garden. Two additional bathrooms ensure comfort and convenience for all household members.

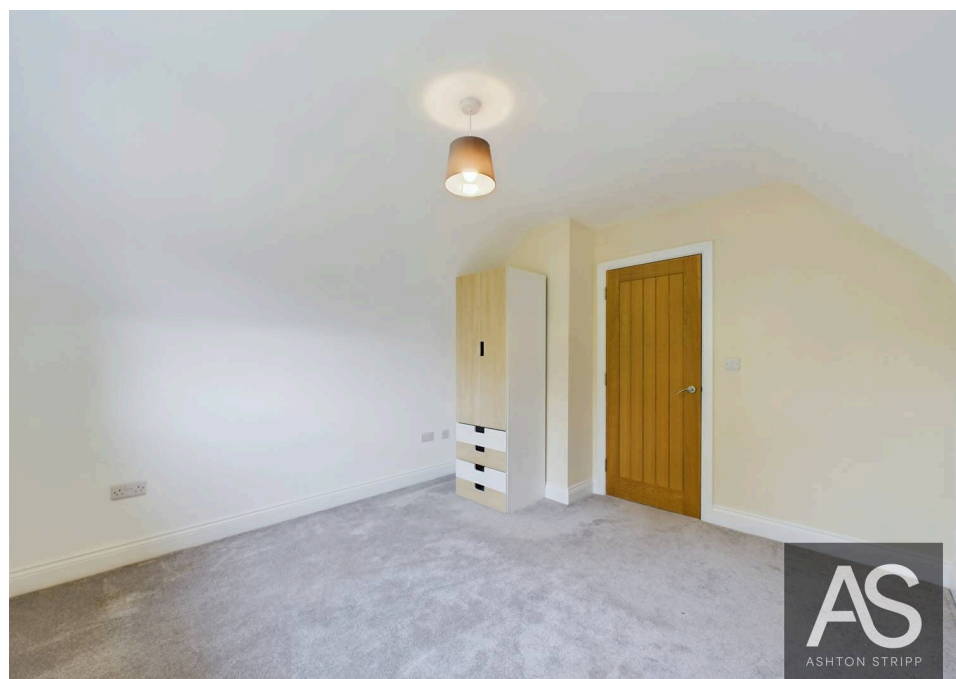
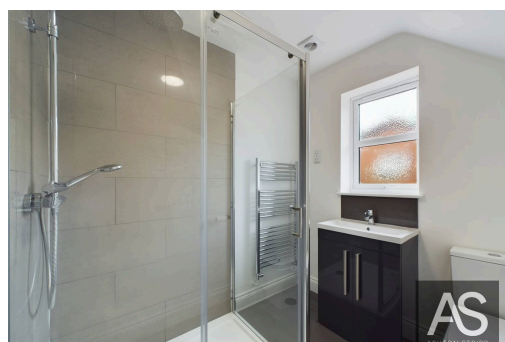
Outside, the property includes an integral garage and private driveway, leading to a landscaped garden with a lawn area, perfect for family activities.



- Chain free
- Close to local amenities including a primary school and shop
- Energy-efficient with LPG central heating and double glazing
- Covered by a 8 years left builder's warranty
- Three floors of flexible living space with 4 bedrooms and 3 reception rooms
- Modern kitchen with integrated appliances and hardwood surfaces
- Utility room equipped for laundry appliances
- Landscaped garden with Indian sandstone patio and lawn area
- Integral garage
- Off-street parking for two cars

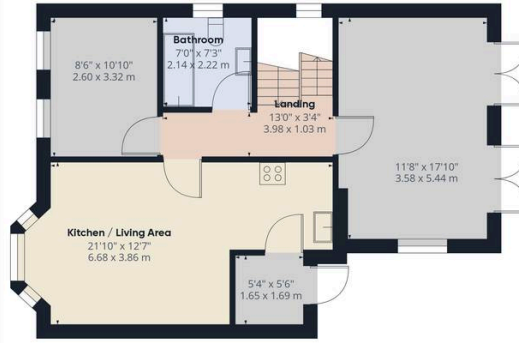


Ninfield is a friendly village surrounded by beautiful countryside between Bexhill and Battle. It offers a well-regarded primary school, village shop, pubs, and a strong community centred around local events and the Memorial Hall. Scenic walks and open landscapes make it ideal for those who enjoy the outdoors, while nearby towns provide wider amenities and mainline rail links to London. With its peaceful setting and easy access to the coast and transport routes, Ninfield is a sought-after place to live in East Sussex.





Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾
1729.16 ft²
160.64 m²

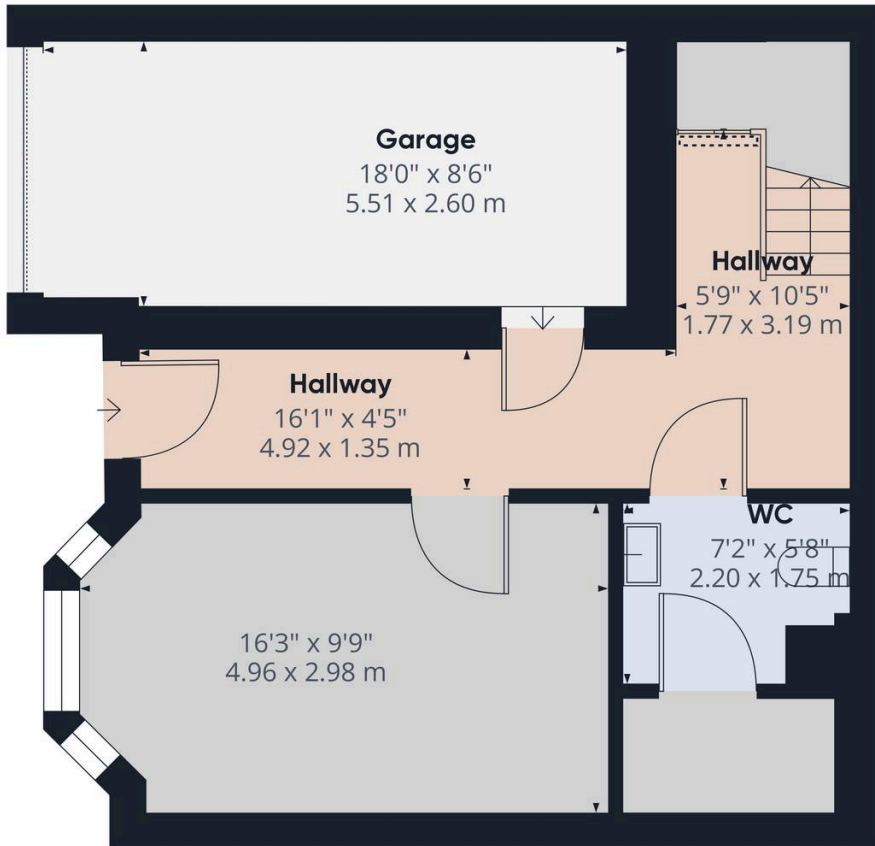
Reduced headroom
23.25 ft²
2.16 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 0



Approximate total area⁽¹⁾
532.22 ft²
49.44 m²

Reduced headroom
1.47 ft²
0.14 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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