



The Red Maple Moor Hall Park, Ninfield Battle TN33 9EE



welcome to

The Red Maple Moor Hall Park, Ninfield Battle

* SHOW HOME NOW OPEN AND AVAILABLE TO VIEW - CALL US TO BOOK YOUR TOUR * The Red Maple. A stunning four bedroom detached family home set within the exclusive Moor Hall Park development. Combining elegant design, expansive open-plan living, premium finishes and superb energy efficiency.



Specification

Each home at Moor Hall Park has been finished to a high standard throughout, blending stylish contemporary finishes with practical everyday features. Beautifully designed kitchens feature a choice of contemporary or traditional cabinetry, with laminate or quartz worktops and upstands alongside a range of integrated appliances including ovens and induction hobs, dishwashers, Fridge/Freezers and washing machines. Under unit lighting and glass splashbacks complete the sleek and functional kitchen spaces.

Bathrooms and en suites are finished with ceramic wall and floor tiling, while interiors throughout the homes feature fitted wardrobes to principal bedrooms and Amtico flooring to selected areas including hallways, kitchens and cloakrooms.

Energy Efficiency & Technology

The development has also been designed with sustainability at its core, incorporating energy efficient technologies and modern construction methods to create homes that are both environmentally conscious and economical to run.

Designed for modern living, the homes include air source heat pump central heating, underfloor heating to ground floors, and EV charging points.

Location

Situated within the heart of Ninfield, Moor Hall Park enjoys an enviable village setting surrounded by open countryside, historic lanes and mature hedgerows. Ninfield itself offers a welcoming community atmosphere alongside a range of everyday amenities including a village store and post office, recreation ground, pubs, cafés, nursery and primary school, many of which are within walking distance of the development.

For a broader selection of shops, restaurants and leisure facilities, the nearby coastal town of Bexhill-on-Sea is just a short drive away. Meanwhile, the historic town of Battle offers independent boutiques,

cafés, regular markets and direct rail services to London. Hastings and Eastbourne are also easily accessible, providing further opportunities for shopping, dining, culture and entertainment.

Residents are perfectly placed to enjoy some of the South East's most beautiful countryside and coastline. Nearby attractions include the High Weald Area of Outstanding Natural Beauty, Pevensey Bay, Hastings Country Park and Herstmonceux Castle Estate, offering endless opportunities for walking, cycling and outdoor recreation.

Education & Connectivity

Moor Hall Park is well positioned for families, with access to a range of highly regarded schools and educational facilities nearby, including Ninfield Church of England Primary School, Claverham Community College, Bexhill College and further education opportunities across Sussex.

Despite its peaceful rural setting, Ninfield remains exceptionally well connected. Battle railway station provides direct services to London Bridge and London Charing Cross, whilst the nearby A21 and A259 offer convenient road links across Sussex and beyond. Gatwick Airport is also within comfortable reach for international travel.

Why Buy At Moor Hall Park

Built by award-winning developer Riverdale Developments, Moor Hall Park has been thoughtfully created to deliver high quality homes in a safe, welcoming and community-focused environment. Combining traditional character, energy efficiency and carefully considered design, the development presents an exceptional opportunity to enjoy modern living within one of the most desirable village settings in East Sussex.

Disclaimer

Please note that the images shown are computer-generated images (CGIs) and/or photographs of interiors from another development and may not be representative of the specific plot being marketed.

They are provided for illustrative purposes only. Prospective purchasers should speak to a sales adviser regarding the full specification and finishes for their chosen property, as layouts, specifications and materials may vary between plots. Purchasers should refer to the sales particulars, floor plans and specification provided by the developer for full details. Upgrades and optional extras may be available, subject to the build stage and plot selected.

Rooms:

Entrance Hall

Cloakroom

Kitchen / Dining Room

18' 9" x 13' 8" (5.71m x 4.17m)

Utility Room

7' 6" x 5' 3" (2.29m x 1.60m)

Living Room

18' 9" x 12' 8" (5.71m x 3.86m)

Stairs To First Floor Landing

Bedroom One

12' 9" x 11' 2" (3.89m x 3.40m)

En Suite

Bedroom Two

13' 9" x 9' 1" (4.19m x 2.77m)

Bedroom Three

12' 9" x 9' 4" (3.89m x 2.84m)

Bedroom Four

9' 2" x 7' 4" (2.79m x 2.24m)

Bathroom

Rear Garden

Off Road Parking / Garage



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The Red Maple Moor Hall Park, Ninfield Battle

- SHOW HOME NOW OPEN AND AVAILABLE TO VIEW
- Four Bedroom Detached Family Home
- Energy efficient homes with air source heat pump heating systems,
- 10 Year Premier Guarantee warranty
- Built by the award winning developer, Riverdale Developments

Tenure: Freehold EPC Rating: Exempt

£575,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BOS113378 - 0002

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fox & sons



01424 224243



BexhillonSea@fox-and-sons.co.uk



1 Devonshire Square, BEXHILL-ON-SEA, East
Sussex, TN40 1AB



fox-and-sons.co.uk