

Campbell's Estate Agents  
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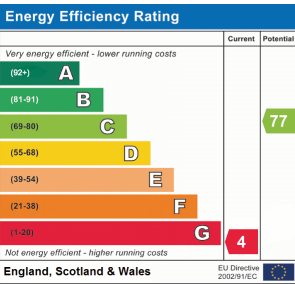
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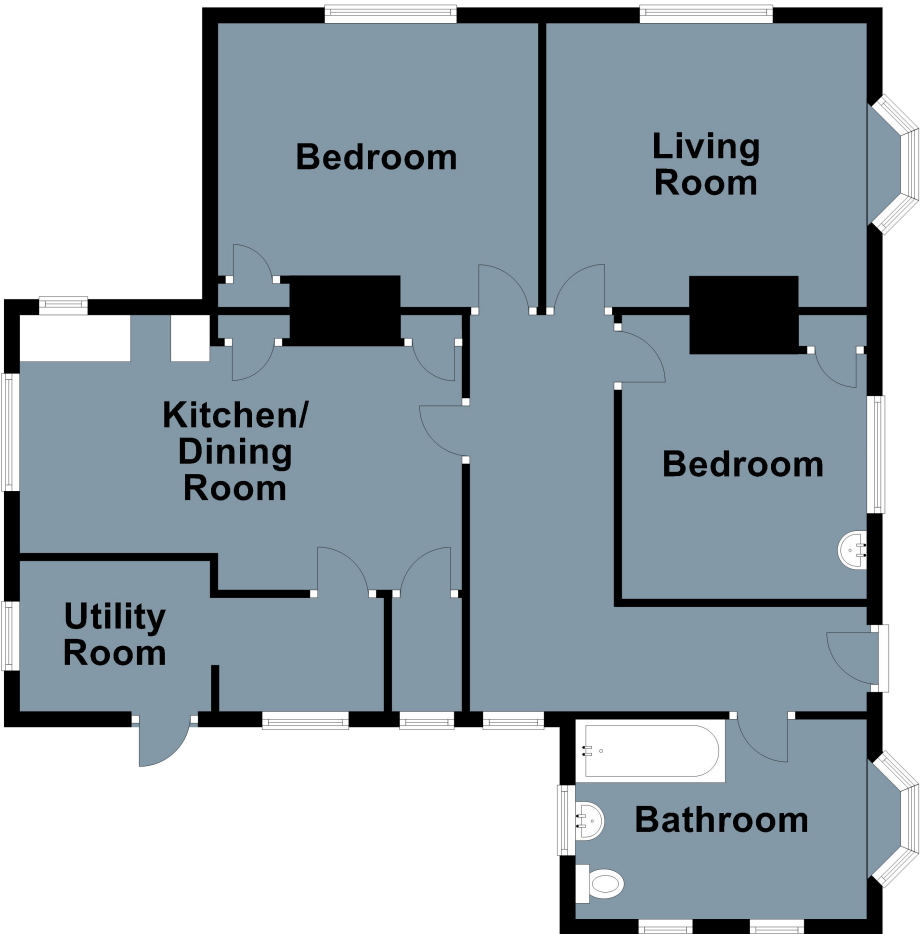
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Ground Floor

Approx. 97.3 sq. metres (1047.9 sq. feet)



Total area: approx. 97.3 sq. metres (1047.9 sq. feet)



Lisheen, Standard Hill Close, Ninfield, East Sussex TN33 9LB      £425,000 freehold

A spacious detached single storey character property with enormous potential to enhance or extend, subject to planning, in a generous secluded plot. In need of complete refurbishment. Claverham Catchment. Chain free.

- Detached Bungalow  
Chain Free
- In need of refurbishment  
Claverham Catchment
- Large Private Garden
- Village Location

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## Description

A substantial detached single storey property occupying a large corner plot in the popular village of Ninfield. All the principle rooms are of a good size with generous ceiling heights giving the property a spacious feel. Both bedrooms are doubles and the sitting room has a double aspect and a fireplace. The kitchen is large enough for a dining table. The gardens are a particular feature, surrounding the property on all sides. The majority of the garden lies to the south of the property. The property is in need of complete refurbishment and it is thought, given the size of the plot, there is potential to extend the property and/or add additional accommodation making this an exciting opportunity for those looking to create their own lifestyle property and enhance the properties value.

Situated in the popular village of Ninfield which lies within the Claverham school catchment area. Ninfield offers a primary school, doctors surgery, pub, church and convenience store. Nearby Battle offers a wide range of amenities with a variety of independently owned shops, pubs and restaurants as well as a supermarket and mainline railway station with services to London Charing Cross. A more extensive range of amenities can be found at nearby Bexhill. The area is generally very well served for schooling, both private and comprehensive at both primary and secondary levels as well as sites of historical interest, country walks and recreational facilities. Viewing is highly recommended.

## Directions

From the mini roundabout near the Kings Arms Public House, travel in an easterly direction towards the High Street in Ninfield. Just before leaving the village, turn right into Coombe Lane where the property will be found on your right hand side.

What3Words: ///tulip.mooring.conjured

## THE ACCOMMODATION

With approximate dimensions comprises

### COVERED ENTRANCE PORCH

With step up to front stable door leading into

### SPACIOUS ENTRANCE HALL

16' 7" x 16' 5" (5.05m x 5.00m) Wood panelling to walls, window to side, door into

### FAMILY BATHROOM

12' 1" x 8' 4" (3.68m x 2.54m) A triple aspect room with bay window to the front, windows to side and rear, WC, pedestal wash hand basin, bath, partly tiled walls.

### KITCHEN

18' 4" x 10' 3" (5.59m x 3.12m) max, window to rear and side overlooking the rear garden, variety of wall and base mounted units with cupboards and drawers, work surface, sink drainer unit with mixer tap, space for oven, storage cupboards, larder with side of the property with quarry tiled flooring, door into



### UTILITY ROOM

15' 2" x 6' 4" (4.62m x 1.93m) max, quarry tiled flooring, double aspect with two windows and a door to the side of the property.

### RECEPTION ROOM

13' 0" x 11' 11" (3.96m x 3.63m) Double aspect room with windows to the front and side, centered around fireplace with wooden surround and mantle and marble effect insert.

### BEDROOM ONE

12' 0" x 10' 2" (3.66m x 3.10m) Window to the front of the property, pedestal wash basin, fireplace with tiled surround, storage cupboard with shelved recess.



### BEDROOM TWO

12' 5" x 11' 11" (3.78m x 3.63m) Window to the rear, fireplace with tiled surround, storage cupboard, loft hatch.

### OUTSIDE

The property is approached from the lane by a gated tarmac driveway which leads to a parking area and

### GARAGE

15' 6" x 9' 8" (4.72m x 2.95m) In need of repair with pitched tiled roof, window to side, manual double doors.

### REAR GARDEN

The extensive gardens are private enjoying a southerly aspect being hedge enclosed and interspersed by mature trees and shrubs.

### COUNCIL TAX

Wealden District Council  
Currently unbanded

**Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774**

We will be pleased, if possible, to supply any further information you may require.

## Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.