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Campbell's

your local independent estate agent

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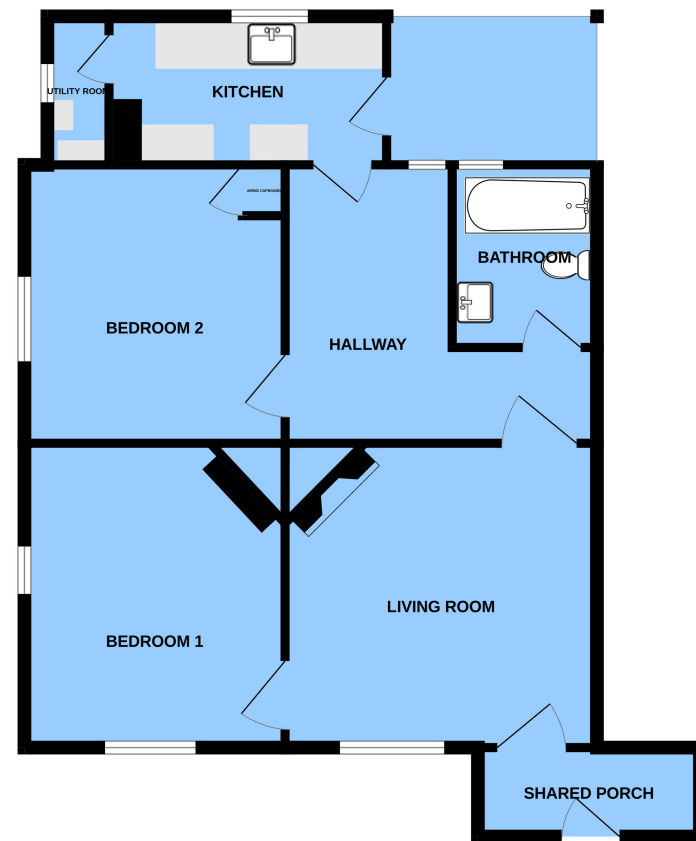
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	57	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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I Compass Cottages Compass Lane, Ninfield, East Sussex TN33 9NG oieo **£450,000 freehold**

Set in a delightful rural location with wonderful south westerly views over open countryside towards the South Downs is this beautifully presented semi-detached two bedroom period property that is presented in excellent decorative order with lovely gardens, a driveway and detached double garage/workshop.

Semi Detached Cottage
 Ample Parking

2 Bedrooms
 South Westerly Garden

Established Gardens

Detached Double Garage



Description

Viewing is essential to appreciate this beautifully presented semi-detached estate cottage that occupies a lovely rural setting and enjoys fabulous south westerly views over open countryside towards the South Downs. The accommodation is beautifully presented and approached through an entrance porch with attractive quarry tiled floor. Throughout the property are many notable features and the attractive living room enjoys views to the front with herringbone woodblock flooring and a wood burning stove. The kitchen leads into a utility area and into the inner hallway which is ideal for a breakfast table. There are also two double bedrooms, the main having a dual aspect. All the rooms enjoy attractive views onto the gardens and beyond. The gardens are a real feature of the property being larger than average, offering good sized areas of lawn and taking in the south westerly views, with a small orchard and pathways that wind around the property leading to a patio and back to the garage and parking. The garage is of timber construction and provides parking to the front.

Directions

From our office in Battle High Street proceed in a northerly direction taking the second exit at the roundabout onto North Trade Road. Proceed along for some distance passing The Squirrel Inn on your left and Ashburnham Place on your right and then turn left into Compass Lane where the property will be found along on the left hand side.

What3Words: ///admiral.disprove.sprinter

THE ACCOMMODATION COMPRISES

A shared porch with attractive quarry tiled, cupboard housing the meters and panelled private door to

LIVING ROOM

13' 5" x 13' 1" (4.09m x 3.99m) with window taking in views of the garden and the South Downs beyond. There is an attractive corner fireplace with inset wood burning stove on a slate hearth and herringbone wood block floor.



BEDROOM

13' 1" x 11' 2" (3.99m x 3.40m) a dual aspect room with boarded up attractive fireplace with wooden mantel. From the living room a door leads to an



L SHAPED INNER HALLWAY

11' 5" x 6' 6" (3.48m x 1.98m) plus 5' 7" x 3' 3" (1.70m x 0.99m) with a 10' high ceiling and tiled floor with window to rear, ideal as a breakfast area.

BATHROOM

7' 5" x 5' 0" (2.26m x 1.52m) with tiled floor and fitted with a white panelled bath with tiled enclosure and shower screen, vanity sink unit, low level wc.



BEDROOM

12' 3" x 11' 5" (3.73m x 3.48m) with window to side, cupboard with hanging rail housing the water tank.

KITCHEN

12' 0" x 6' 10" (3.66m x 2.08m) with window to rear and glazed door to side, fitted with a range of base units providing cupboards and drawers with hardwood working surface, freestanding oven and a butler sink with mixer tap. A door leads to

UTILITY AREA

7' 0" x 3' 8" (2.13m x 1.12m) with window to side. From the kitchen is a

PORCH

7' 0" x 6' 7" (2.13m x 2.01m)

OUTSIDE

The property has a pedestrian pathway to the front door. In addition a driveway provides ample parking with access to the garage. The gardens are established with mature hedging and from the front enjoy a southerly aspect towards the South Downs. The property is surrounded by a good sized area of lawn that is interspersed with gravel pathways that connect to the garage and parking. The rear garden offers a large area of lawn interspersed with fruit trees and is hedge and fence enclosed.



GARAGE

17' 5" x 19' 1" (5.31m x 5.82m) of timber construction with power and light, two windows looking onto the garden and two sets of double hinged doors.

COUNCIL TAX

Rother District Council
Band D - £2380 (2023/24)

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.