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Campbell's

your local independent estate agent

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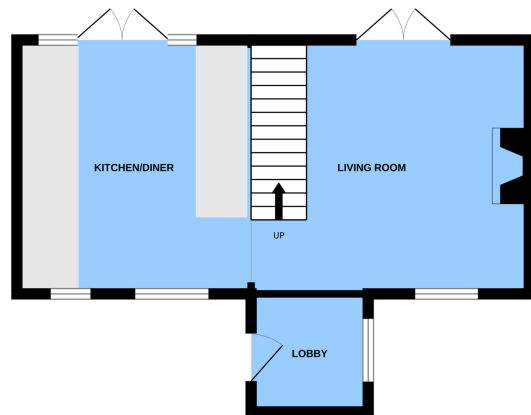
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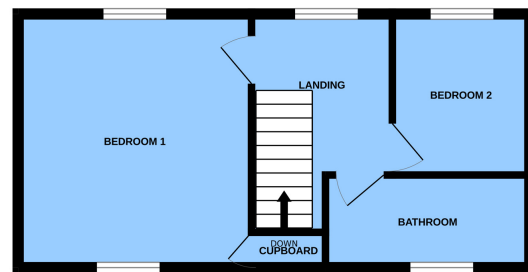
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E		
(21-38)	F	34	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

GROUND FLOOR



1ST 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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1 The Lodge Gates, Bexhill Road, Ninfield, East Sussex TN33 9EE

£375,000

freehold

Tucked away on a private road is this considerably improved semi-detached two bedroom cottage that offers beautifully presented accommodation, established gardens, detached home office and off-road parking.

Semi-Detached Cottage

2 Bedrooms

Established Gardens

Detached Home Office

Off-Road Parking

Oil Heating and Double Glazing

Tucked Away Location

Description

This attractive semi-detached period cottage is presented in excellent decorative order and viewing is essential to appreciate the open plan kitchen/living room that leads into a verandah and south facing gardens. Benefiting from oil central heating and double glazing throughout, the property has had a recently replaced roof and enjoys oak flooring throughout much of the property with an oak staircase and lots of storage. The living room enjoys a wood burning stove and opens into the kitchen/breakfast room, both with doors that lead out onto the verandah. The gardens are south facing, providing a large area of patio and lawn, they are established with planted borders, a greenhouse, workshop and detached studio/home office with power and light. The whole is situated at the end of a no-through road. Viewing is highly recommended.

Note: We are advised the property is on a private road, benefiting from a Right of Way and all the residents contribute to the upkeep.

Directions

From our office in Battle High Street proceed in a southerly direction taking the second exit at the mini roundabout into Lower Lake and then bearing right at the second mini roundabout into Powdermill Lane. Proceed all the way along bearing left at the T junction and continue through the village of Catsfield to the roundabout at Ninfield. Turn left and shortly left again down a driveway beside Ninfield Memorial Hall where the property will be found past the hall on the right hand side. What3Words: ///evoke.chairs.captive

THE ACCOMMODATION

With approximate dimensions comprises, hardwood panelled and glazed door to

RECEPTION HALL

6' 0" x 5' 8" (1.83m x 1.73m) Window to side, partially vaulted with exposed painted timbers with fitted storage cupboard and oak flooring.

The reception hall opens into the OPEN-PLAN KITCHEN/LIVING ROOM subdivided by a hardwood staircase that rises to the first floor

LIVING AREA

15' 1" x 11' 0" (4.60m x 3.35m) With double doors that open out onto a verandah that takes in views of the garden. The living room has hardwood flooring with central fireplace and inset wood burning stove on a slate hearth, the living room wraps around the oak staircase and leads into the



KITCHEN/BREAKFAST ROOM

15' 2" x 10' 6" (4.62m x 3.20m) Flagstone flooring, wide glazing and double doors that opens out onto the verandah and garden. The kitchen is fitted with a comprehensive range of base and wall mounted cabinets incorporating cupboards and drawers with an integrated fridge, dishwasher and washing machine. A cupboard also conceals the boiler. The kitchen provides an extensive area of working surface incorporating an one and a half bowl enamel sink with mixer tap and drainer and a four ring gas ceramic hob with extractor fan above and double oven, enjoying a triple aspect. There are lovely views of the garden.



FIRST FLOOR LANDING

Window enjoying views of the garden with loft access.

MASTER BEDROOM

15' 1" x 9' 7" (4.60m x 2.92m) Enjoying a dual aspect with hard wood flooring and an extensive range of fitted wardrobes with hanging rail and shelving.



BEDROOM TWO

8' 0" x 7' 8" (2.44m x 2.34m) Window taking in views of the garden and beyond, hard wood flooring, fitted shelving.

SHOWER ROOM

10' 9" x 7' 0" (3.28m x 2.13m) With obscured window to front, fully tiled floor and walls and fitted with a large shower enclosure with fixed and hand held shower, recessed shelf, two heated towel rails, vanity sink unit with circular bowl sink and mixer tap, concealed cistern wc.



OUTSIDE

The property is approached over a private road with an area of parking in front of the house. Access is given to the side and rear. To the rear of the property a verandah takes in views and opens out onto a paved patio. The gardens, predominantly fence and hedge enclosed with planted borders and a large area of lawn that extends some distance to a pergola with access to a detached studio. There is a shed, greenhouse and composting area.



DETACHED STUDIO

Insulated and with power and light.

COUNCIL TAX BAND

Wealden District Council
Band D - £2559.64

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.