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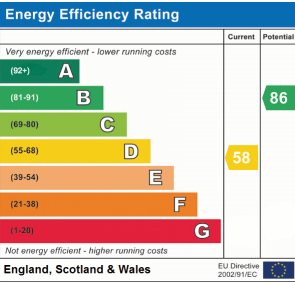
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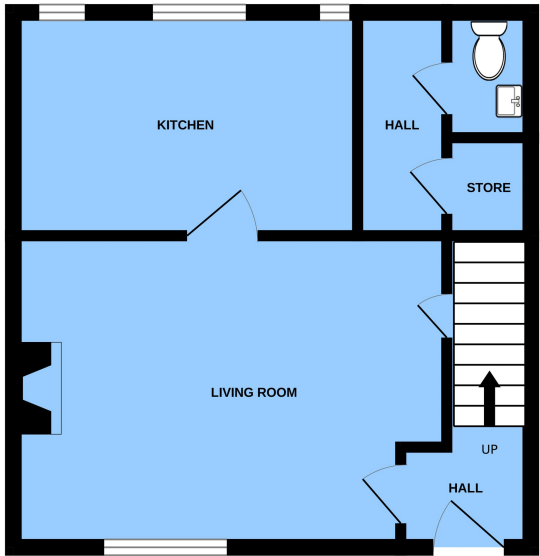
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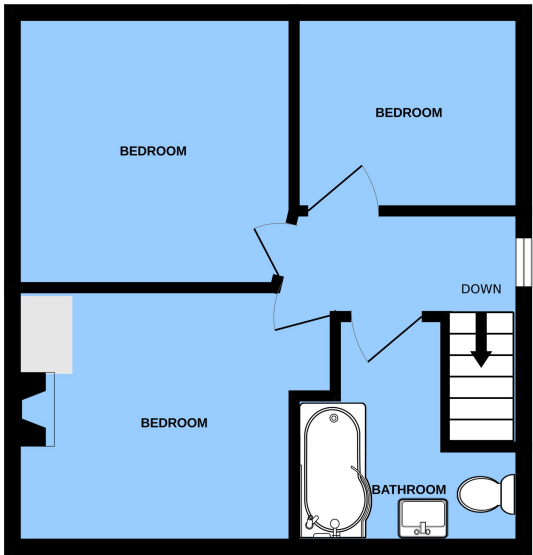
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GROUND FLOOR



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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I Moat Lake Cottages North Street, Waldron, East Sussex TN21 0QT oieo £460,000 freehold

A spacious three bedroom semi-detached home with a generous garden backing onto open countryside with off road parking and located just a short walk from the picturesque village of Waldron, the recreation ground and sports field.

Semi-Detached Property
Off Road Parking

3 Bedrooms
Popular Village Location

Established Garden
Rural Views

Detached Summerhouse
Scope for Extension
subject to PP

Description

Set within the heart of the picturesque village of Waldron, this three bedroom semi-detached house is within a short stroll of the recreation ground and sports field within a large garden that backs onto open fields. Well presented with oil central heating and double glazing the property is considered to offer scope for extension subject to any necessary consent, making it ideal for a growing family. The generous garden offers a good deal of privacy and has a large summerhouse that could be used as a home office. To the front there is off road parking for at least two vehicles and viewing is highly recommended.

Directions

From Heathfield proceed west to Cross in Hand turning left onto the Lewes Road and continue through the village turning left into Firgrove Road. Turn left signposted Waldron and as you enter the village North Street is opposite the village hall and the property is up on the right hand side.
What3Words:///scenes.losing.guilty

THE ACCOMMODATION

with approximate room dimensions is approached via a panelled door to

ENTRANCE HALL

with stairs rising to first floor landing.

LIVING ROOM

15' 7" x 11' 9" (4.75m x 3.58m) with window to front, wood flooring, understairs storage cupboard and central brick fireplace with inset wood burning stove.



KITCHEN

12' 2" x 8' 0" (3.71m x 2.44m) with two windows to the rear garden, wood flooring and fitted with a range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with composite working surface incorporating a 1 1/2 bowl acrylic sink with mixer tap and drainer. There are spaces and plumbing for appliances. A door leads through to



REAR HALL

8' 8" x 3' 0" (2.64m x 0.91m) with tiled floor.

CLOAKROOM

4' 5" x 2' 8" (1.35m x 0.81m) with obscured window to rear, quarry tiled floor, electric panel heater and fitted with a low level wc and wash hand basin. Large storage cupboard 4' 10" x 2' 9" (1.47m x 0.84m).

FIRST FLOOR LANDING

with window to side.

BEDROOM 1

10' 1" x 10' 0" (3.07m x 3.05m) with window taking in views of the garden, recessed lighting, fitted shelving.

BEDROOM

10' 9" x 10' 2" (3.28m x 3.10m) max with window taking in views to the front.

BEDROOM

8' 8" x 7' 0" (2.64m x 2.13m) with window to side, recessed lighting.

BATHROOM

8' 6" x 4' 0" (2.59m x 1.22m) plus 4' 10" x 2' 9" (1.47m x 0.84m) fitted with a white panelled P shaped bath with shower and shower screen, tiled enclosure, pedestal wash hand basin with mixer tap, low level wc.

OUTSIDE

To the front is an area of gravel parking for two vehicles with steps leading up to a paved pathway with gated access to the side and rear. The garden opens out to the rear incorporating a timber shed and a DETACHED GARDEN ROOM/SUMMERHOUSE 15' 5" x 8' 10" (4.70m x 2.69m) with power and light. The gardens are level incorporating a patio, log store and greenhouse and they extend out for some distance offering a good deal of privacy being fence and hedge enclosed with an area of decking that takes in views over the adjoining fields to the rear.



COUNCIL TAX

Wealden District Council
Band D £2560.48

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.