

Campbell's Estate Agents  
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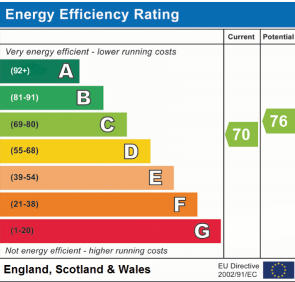
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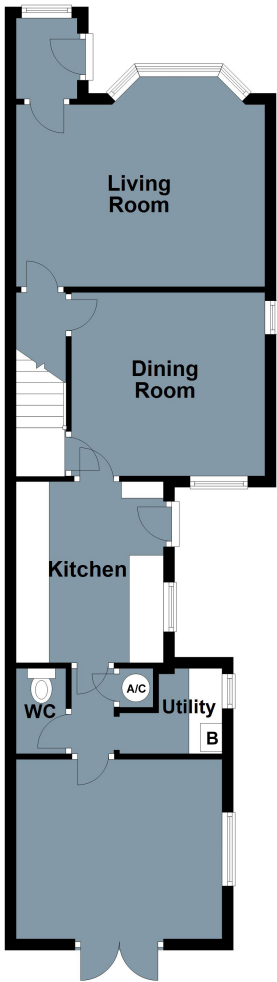
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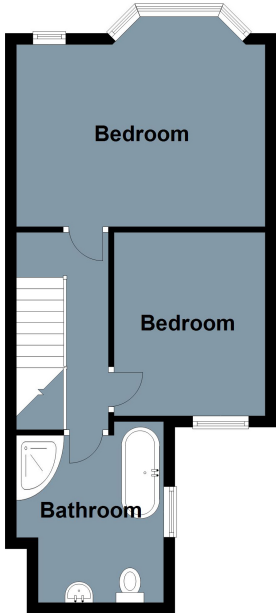
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Ground Floor  
Approx. 59.3 sq. metres (638.2 sq. feet)



First Floor  
Approx. 39.0 sq. metres (419.6 sq. feet)



Total area: approx. 98.3 sq. metres (1057.8 sq. feet)  
For illustration purposes only - not to scale



Merlin, High Street, Ninfield, East Sussex TN33 9JR

£399,950 freehold

An attractive semi-detached two/three bedroom bay fronted cottage that is conveniently situated within the centre of the village enjoying a southerly aspect with off-road parking and large level garden with detached summerhouse.

Semi Detached Home  
Large Level Garden

2/3 Bedrooms  
Detached Summerhouse

2/3 Reception Rooms  
Central Village Location

Off-Road Parking  
Claverham Catchment

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## Description

Viewing is essential of this attractive semi-detached bay fronted Victorian cottage that presents colour-washed elevations below a slate roof with UPVC double glazing and oil central heating. The accommodation is laid out over two floors and retains many notable features with original fireplace, panelled doors and period joinery. There are two principle reception rooms, the main with a wood burning stove and a dining room that opens into the hand-made kitchen. Providing a versatile layout, an extension to the rear could be used as a reception room or ground floor bedroom, with a separate wc as well as a utility room, the property is ideal for family living and enjoys two double bedrooms to the first floor with a recently replaced bathroom. Outside, the gardens and grounds have been landscaped with a large area of block paved parking to the front. There is an attractive courtyard to the side and a large level area of garden that offers a good deal of privacy with a detached summerhouse.

Occupying the centre of the village, the property is well placed for the local primary school, village shop and is within easy reach of Battle Town Centre with its mainline rail connections and Claverham Community College.

## Directions

From our office in Battle High Street proceed to Catsfield, pass through the village and on to the roundabout at Ninfield. Bear right into the High Street and continue along and the property will be found after a short distance on the right hand side.  
What3Words: ///obey.unpacked.shortage

## THE ACCOMMODATION

With approximate room dimensions comprises double glazed door with outside light to

## ENTRANCE PORCH

4' 9" x 3' 7" (1.45m x 1.09m) With obscured window to front, quarry tiled floor and panelled door opening to

## LIVING ROOM

14' 8" x 10' 10" (4.47m x 3.30m) widening into a bay window to front, central fireplace with inset wood burning stove, quarry tiled hearth with cupboard to side, door through to



## INNER HALLWAY

Staircase rising to first floor landing.

## DINING ROOM

11' 4" x 10' 9" (3.45m x 3.28m) A double aspect room with attractive cast iron feature fireplace, tiled hearth, cupboards to side, under stairs storage cupboard, panelled and glazed door to

## KITCHEN

10' 7" x 8' 7" (3.23m x 2.62m) With panelled and glazed door to courtyard, window to side, tiled floor, recessed lighting, fitted with a range of handmade base and wall mounted cabinets incorporating cupboards and drawers with spaces for appliances and areas of granite working surface incorporating butler sink with etched drainer and mixer tap, extractor fan above the cooker space.

From the entrance hall, panelled and glazed door opens to the inner hall with a cupboard that houses the immersion heater.

## UTILITY ROOM

6' 1" x 5' 0" (1.85m x 1.52m) max, with obscured window to side, space and plumbing for washing machine and tumble dryer, with hard wood working surface, wall mounted oil fired boiler.

## WC

Panelled walls and fitted with a white low level wc, recess with shelving.

## BEDROOM/GARDEN ROOM

12' 0" x 9' 10" (3.66m x 3.00m) A double aspect room with double doors opening to the patio garden, oak flooring, recessed lighting.

## FIRST FLOOR LANDING

Loft access.

## BATHROOM

10' 7" x 8' 8" (3.23m x 2.64m) With window to side, tiled floor and fitted with a concealed cistern wc, vanity sink unit with radiator and towel rail to side, roll top bath with telephone style tap and large corner shower with fixed and hand held shower.

## BEDROOM

10' 10" x 8' 0" (3.30m x 2.44m) With window to rear, cast iron feature fireplace, cupboard with shelving and storage above.



## BEDROOM

14' 7" x 10' 10" (4.45m x 3.30m) Widening to bay window enjoying a southerly aspect with views to the front, feature fireplace with cupboard and shelving above.

## OUTSIDE

The property enjoys an area of block paved driveway, hedge enclosed with access to the side and rear. To the side of the property a gravel pathway gives access to a timber shed and opens into a paved courtyard with a further block paved patio that wraps around the side and the rear. The garden lies level, being enclosed with mature hedging and planted borders. To the rear is a DETACHED SUMMERHOUSE (available under separate negotiation) 12' 2" x 9' 0" (3.71m x 2.74m) with a small area to side.



## COUNCIL TAX

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.