

Campbell's Estate Agents
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3 Rose Cottages, The Green, Ninfield, East Sussex TN33 9JL **£299,950 freehold**

A charming unlisted period 2/3 bedroom period cottage that occupies a central village location with delightful gardens that back onto open fields with lovely views towards the English Channel.

- | | | | |
|------------------------|---------------------|--------------|--------------------------|
| End of Terrace Cottage | 1/2 Reception Rooms | 2/3 Bedrooms | Period Features |
| Inglenook Fireplace | Delightful Gardens | Lovely Views | Central Village Location |

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Description

This pretty end of terrace period cottage presents brick elevations below a tiled roof and has recently been subject to a considerable programme of improvement works, circa £40,000, to the fabric of the building including significant roof work and lime mortar re-pointing. The property now needs some internal work which offers a wonderful opportunity to personalise this freehold cottage to a new owner's own taste. The property retains many notable features with exposed timbers and an inglenook fireplace. The kitchen is spacious and there is an additional reception room that could be used as a ground floor bedroom. The two first floor bedrooms boast vaulted ceilings, exposed timbers, one enjoying stunning views over the adjoining fields towards the English Channel. Outside the gardens are larger than average predominantly set to the rear.

Directions

From the roundabout in Ninfield proceed west where the property will be found just before the pedestrian crossing on the left hand side, accessed off Church Path. There is parking in the general area.
What3Words:///trek.wades.devoured

THE ACCOMMODATION

with approximate room dimensions is approached via a stable door to

ENTRANCE PORCH

4' 5" x 2' 7" (1.35m x 0.79m) housing the fuseboard.

LIVING ROOM

14' 3" x 11' 0" (4.34m x 3.35m) max into inglenook fireplace with inset wood burning stove, window to front, exposed ceiling and wall timbers.

KITCHEN

11' 8" x 9' 2" (3.56m x 2.79m) with window to rear garden, exposed ceiling timbers and fitted with a range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with spaces for appliances and an area of working surface including a double drainer stainless steel sink with mixer tap.

REAR HALLWAY

with cupboard that provides space and plumbing for a washing machine and a separate cupboard with slatted shelves housing the water tank.

DINING ROOM/STUDY/BEDROOM 3

10' 7" x 7' 0" (3.23m x 2.13m) a dual aspect room with glazed door to side and sliding door to rear hallway.



BATHROOM

7' 1" x 7' 0" (2.16m x 2.13m) with obscured window to rear and fitted with a P shaped bath with shower and shower screen, pedestal wash hand basin, low level wc and heated towel rail.

REAR PORCH

3' 8" x 3' 0" (1.12m x 0.91m) with quarry tiled floor and glazed door to outside.

FIRST FLOOR LANDING

MAIN BEDROOM

11' 7" x 10' 7" (3.53m x 3.23m) partially vaulted with exposed ceiling timbers and window taking in lovely southerly views towards the English Channel.



BEDROOM

14' 0" x 11' 3" (4.27m x 3.43m) partially vaulted with exposed ceiling timbers, window to front, range of fitted wardrobes with hanging and shelving and separate storage cupboard.

OUTSIDE

A gate gives access to the front garden that is predominantly laid to lawn. A gravel pathway leads to the side where there is a Summerhouse and brick barbeque. The rear garden is larger than average, sub-divided by a mature hedge into a large inner and smaller outer vegetable garden, the latter with a concrete path right of way that leads to the adjoining cottage. The large inner garden, laid to lawn, has a former brick privy, now used as an outhouse. The outer garden consists of an additional section of ground that would be ideal as a kitchen/garden area. This area of ground offers back gates to Church Path with an additional timber shed. The whole backs onto an open field.



COUNCIL TAX

Wealden District Council
Band C - £2275.23

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.