

Campbell's Estate Agents
74 High Street, Battle, East Sussex TN33 0AG
tel: 01424 774774
email: info@campbellsproperty.co.uk

Campbell's

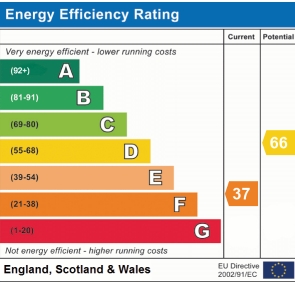
your local independent estate agent

www.campbellsproperty.co.uk

www.campbellsproperty.co.uk

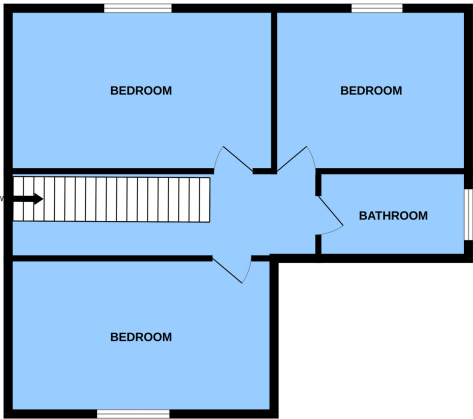
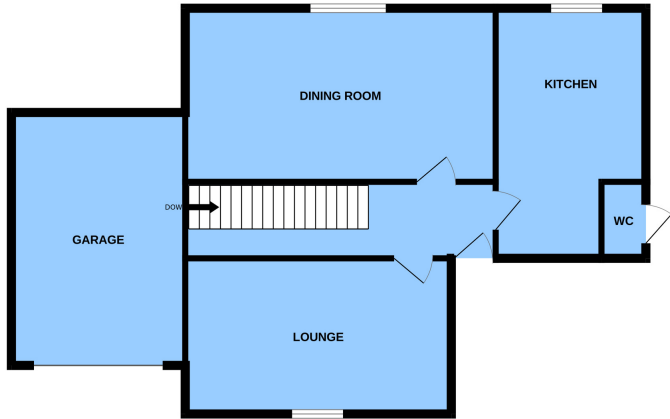
Campbell's

your local independent estate agent



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.
Made with Metropix ©2025



Cherriel, The Green, Ninfield, East Sussex TN33 9JF

oieo £500,000 freehold

A detached three bedroom house located in the centre of the village and enjoying level gardens that lead into a 3.102 acre field with a separate agricultural Right of Way access incorporating a large L-shaped concrete slab suitable for stabling, subject to any necessary consents, all in need of improvement.

- | | | | |
|---------------------------|--------------------------|---------------|---------------------|
| 3 Bedroom Property | Central Village Location | Level Gardens | Excellent Potential |
| Separate 3.102 acre field | Field Access | Garage | |



Campbell's Estate Agents
74 High Street, Battle, East Sussex TN33 0AG
tel: 01424 774774
email: info@campbellsproperty.co.uk

Campbell's

your local independent estate agent

www.campbellsproperty.co.uk

Campbell's

your local independent estate agent

www.campbellsproperty.co.uk

Description

A unique opportunity to acquire a detached three bedroom house that requires improvement with large gardens that lead into a 3.102 acre field that lies level and incorporates a large L-shaped concrete area suitable for stabling and with the benefit of a separate vehicular Right of Way access. The house is arranged around a small reception hall with two principle reception rooms and a kitchen/breakfast room with larder cupboard. An outside WC could also be incorporated into the accommodation and to the first floor are three bedrooms and a separate family bathroom. The property requires renovation but offers excellent potential to be improved and upgraded to suit individual requirements and enjoys a good size area of level garden to both the front and rear, off-road parking, a garage and a lovely parcel of pasture grazing amounting to approximately 3.102 acres with separate agricultural vehicular access and lovely views beyond.

Note: The field will be sold subject to a 25 year uplift for 50% of any enhanced value immediately before and after planning permission is granted.

Note: The land adjoins an area of ground that has recently been subject to a planning refusal for 72 houses.

Directions

From Ninfield proceed into The Green, where the property will be found after a short distance on the right hand side.
What3Words: ///returns.helpfully.stew

THE ACCOMMODATION

Is approached via a COVERED PORCH with glazed door opening to

ENTRANCE HALL

5' 10" x 5' 4" (1.78m x 1.63m) Window to front, stairs rising to first floor landing.

DINING ROOM

11' 0" x 10' 10" (3.35m x 3.30m) Window to front, central tiled fireplace.

LIVING ROOM

14' 10" x 11' 0" (4.52m x 3.35m) Window to rear garden, central tiled fireplace, under stairs storage cupboard.



KITCHEN

11' 5" x 8' 0" (3.48m x 2.44m) With window to rear and door to side. Fitted with a basic range of kitchen cabinets providing spaces and plumbing for appliances, floor mounted boiler (not in use), larder cupboard with shelving.

FIRST FLOOR LANDING

Airing cupboard with slatted shelving, loft access.

BEDROOM

15' 0" x 11' 0" (4.57m x 3.35m) With window taking in views of the garden and field, tiled fireplace.



BEDROOM

9' 9" x 8' 4" (2.97m x 2.54m) Window to front, cupboard with fitted shelving.

BATHROOM

8' 2" x 5' 0" (2.49m x 1.52m) With obscured window to side, fitted with a white panelled bath, pedestal wash hand basin, high cistern wc.

BEDROOM

8' 9" x 8' 0" (2.67m x 2.44m) Window taking in views of the garden and over the field.

OUTSIDE

The property is approached over a concrete driveway that leads to the garage. The front garden is laid to lawn and hedge enclosed with a pathway to the side and rear.

The rear garden is overgrown but backs onto the adjoining three acre field which also has the benefit of a vehicular Right of Way over an agricultural track located two properties along where there is gated access to a level area of pasture grazing that includes an L-shaped concrete slab (approx 7m x 17m plus 6m x 6m).



GARAGE

17' 6" x 7' 3" (5.33m x 2.21m) With double hinge door, window and door to rear.

WC

5' 5" x 2' 10" (1.65m x 0.86m) high cistern wc.



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.