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Building Plot, Lower Standard Hill, NINFIELD, East Sussex TN33 9NJ oieo **£465,000 freehold**

A wonderful opportunity to acquire a single building plot on the outskirts of the village with planning permission granted under Ref. WD/2023/2823/FA for a large highly efficient contemporary designed house, circa 240 sq.m., with vehicular access and fabulous south westerly views over open countryside towards the South Downs.

Single Building Plot

3/4 Acre Garden

Views over Countryside

Planning Ref.  
WD/2023/2823/FA

www.  
the  
londonoffice.co.uk  
40 ST JAMES'S PLACE SW1

The Property  
Ombudsman

rightmove.co.uk  
The UK's number one property website

OnTheMarket.com



## Description

Set in an appealing semi rural location on the outskirts of the village is a wonderful opportunity to acquire this single building plot which sits amidst gardens and grounds of approximately 3/4 of an acre with stunning south westerly views over farmland towards the South Downs. Designed by award winning architects the property takes full advantage of the wonderful setting and will benefit from high levels of insulation and low maintenance living all extending to approx. 240 sq.m.

Approached over an existing access, the site lies level and we understand water and electricity are available nearby for connection.

Planning Ref. WD/2023/2823/FA.

CIL exception may apply.

## Directions

From the centre of Ninfield proceed west along the A269 down the hill where the entrance will be seen on the right hand side.

What3Words:///pedicure.flops.universe

## PROPOSED ACCOMMODATION

Comprises: .

### ENTRANCE HALL

### LIVING ROOM

With full height corner window. .

### KITCHEN/DINING ROOM

With wide sliding glazed doors taking in the views. Walk in larder.



### INNER HALLWAY

With pantry.

### UTILITY/BOOT ROOM

### GROUND FLOOR BEDROOM 4 WITH EN-SUITE

### FURTHER GROUND FLOOR BEDROOM 5/STUDY

### FIRST FLOOR LANDING

### BEDROOM WITH EN-SUITE AND DRESSING ROOM

Opening out onto balcony with far reaching views.

### BEDROOM 2 WITH EN-SUITE

Opening out onto balcony with far reaching views.

### BEDROOM 3 WITH EN-SUITE

## OUTSIDE

The property has an existing access, is fully fenced and available for immediate viewing.



## SITE PLAN



**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.