

Campbell's Estate Agents  
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your local independent estate agent

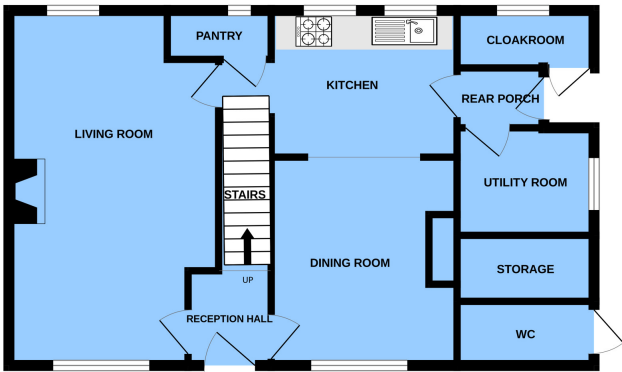
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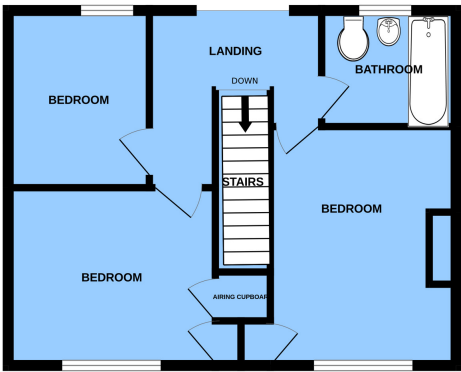
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GROUND FLOOR



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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3 Sparke Gardens, Ninfield, Battle, East Sussex TN33 9JY

**£375,000 freehold**

A generous three bedroom semi-detached family home that is conveniently situated close to the centre of the village and primary school. The property requires general modernisation but offers excellent potential with off-road parking and delightful gardens with lovely rural views.

Semi-Detached House  
Delightful Gardens

3 Bedrooms  
Rural Views

In Need of Modernisation  
Chain Free

Close to Primary School  
and Village

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## Description

This generous three bedroom semi-detached home is in need of general modernisation but benefits from oil central heating and double glazing throughout. Providing two principle reception rooms, the large kitchen has a larder cupboard and leads to a storage room, side porch and cloakroom. In addition, accessed from outside the property is a wc and boiler cupboard that is all thought to offer potential to be incorporated within the accommodation, subject to any necessary consents. The first floor provides three bedrooms, two are large doubles with built in wardrobes and there is a separate family shower room. The gardens are beautifully planted and established to both the front and rear with a hedge that divides a section of ground to the back of the property that would be ideal as a kitchen garden or home office, subject to planning. The driveway provides parking and the whole is situated close to the centre of the village and primary school.

## Directions

From our office in Battle High Street proceed in a southerly direction taking the second exit at the mini roundabout into Lower Lake and then the second exit at the second mini roundabout into Powdermill Lane. Proceed all the way along Powdermill Lane bearing left at the T junction and continue through the village of Catsfield to the roundabout at Ninfield. Here turn right into the High Street and continue along turning right into Manchester Road where the property will be found some distance along on the left hand side.  
What3Words: ///commenced.fanfare.cracks

## THE ACCOMMODATION

With approximate room dimensions is approached via

### ENTRANCE PORCH

4' 9" x 3' 3" (1.45m x 0.99m) With double glazed door through to

### ENTRANCE HALL

5' 6" x 4' 6" (1.68m x 1.37m) With stairs rising to first floor landing. Door to

### LIVING ROOM

19' 0" x 10' 10" (5.79m x 3.30m) max, a double aspect room with stone fireplace with inset electric fire, connecting door through to

### DINING ROOM

10' 7" x 10' 0" (3.23m x 3.05m) With window to front, central stone open fireplace with corner cupboard and wide opening through to

### KITCHEN

14' 10" x 8' 0" (4.52m x 2.44m) including understairs cupboard, separate larder cupboard, fitted with a range of base and wall mounted units with area of working surface incorporating stainless steel sink with mixer tap and drainer, space and plumbing for appliances, overhead cupboard housing the fuseboard.

The kitchen opens to a rear hall with back door to a covered porch which leads to an outside WC.

### UTILITY ROOM/STORE

6' 0" x 5' 6" (1.83m x 1.68m) With window to side, fitted wall cupboard.

### OUTSIDE WC

With obscured window to rear, fitted with a close coupled wc.

### FIRST FLOOR LANDING

Window with views to the rear.

### BEDROOM

11' 0" x 9' 5" (3.35m x 2.87m) Window to front garden, two large cupboards, one housing the water tank with slatted shelves.



### BEDROOM

9' 3" x 7' 8" (2.82m x 2.34m) Window to rear.

### MAIN BEDROOM

13' 0" x 10' 0" (3.96m x 3.05m) With window to front, wardrobe with hanging rail, separate cupboard with hanging and shelving.



### SHOWER ROOM

6' 8" x 5' 7" (2.03m x 1.70m) Window to rear, fitted with a coloured suite comprising vanity sink unit and low level wc, large tile enclosure with glazed screen.

### OUTISDE

The property is approached via a driveway that provides parking, a delightful area of front garden that is laid to lawn with planted borders boasting established shrubs and specimen trees, oil tank.

To the side of the property access is given to a WORKSHOP 6' 7" x 3' 9" (2.01m x 1.14m) and BOILER CUPBOARD 6' 6" x 2' 9" (1.98m x 0.84m) housing oil fired boiler.

To the rear is a large area of garden that is fence enclosed providing level lawn, paved patio and timber shed. The whole is interspersed with established plants and flower beds and a dividing hedge leads to an additional section of garden, ideal kitchen garden area.



### 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.

### 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.