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your local independent estate agent

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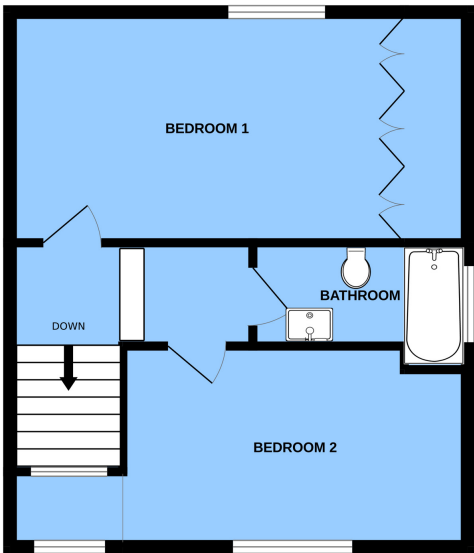
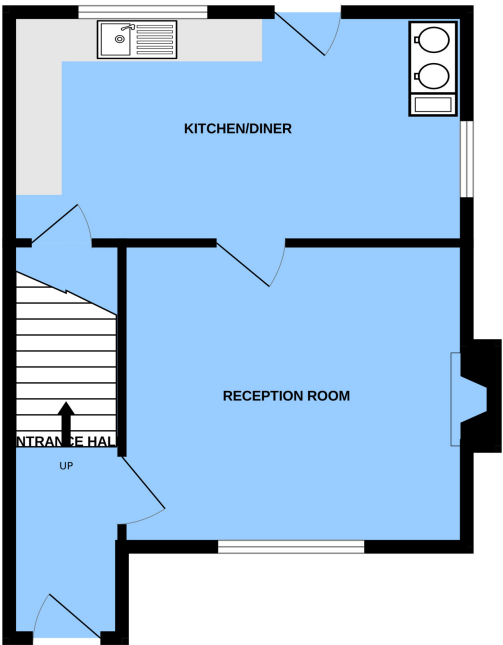
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GROUND FLOOR

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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Lime Tree Cottage, Manchester Road, Ninfield, East Sussex TN33 9JX

£349,950 freehold

An attractive two bedroom Grade II listed semi-detached character cottage with garden, garage and parking, set in a quiet central village location.

Grade II Listed
Garage/Workshop

Semi-Detached Cottage
Parking

2 Bedrooms
Popular Village Location

Established Garden

Description

Lime Tree Cottage is an interesting and attractive period cottage believed to date from approximately 1800 and is Grade II listed for its historic and architectural merit. A spacious entrance porch leads to the reception room which enjoys high ceilings and is centered around an impressive fireplace with log burner. The kitchen has ample storage, a Rayburn and is plenty big enough for a breakfast table. A wide staircase leads to the first floor where there are two generous bedrooms with exposed timbers and a well presented family bathroom. Externally the property has established gardens to both the front and rear as well as parking for 2-3 cars and a timber garage/workshop which has power and light. The property occupies a central location in the popular village of Ninfield which has a shop with post office, two public houses and a convenience store, as well as a doctors surgery and a primary school. A more comprehensive range of amenities can be found a short drive away in nearby Battle which also has a mainline station with regular services to London Charing Cross. The property also falls within the Claverham catchment area and nearby Bexhill is also well served for high street and independent shops and extensive recreation facilities.

Directions

From the mini roundabout in the centre of the village by The Kings Head public house, proceed west along the High Street, passing the green on the left hand side and just before The Blacksmiths Inn turn right into Manchester Road where the property will be found along on the right hand side behind a row of lime trees.

What3Words:///slam.adverbs.renamed

THE ACCOMMODATION COMPRISES

A glass panelled front door to

SPACIOUS ENTRANCE HALL

with vaulted ceiling, laminate flooring, radiator, coats hanging area, cupboard housing the fuseboard and stairs giving access to the first floor landing.

LIVING ROOM

14' 11" x 10' 11" (4.55m x 3.33m) with window to front, central red brick fireplace with working wood burner on a tiled hearth, with bressumer beam over, radiator and door and step down to

KITCHEN

15' 0" x 9' 4" (4.57m x 2.84m) a double aspect room with window and door to rear and window to side, tiled floor and fitted with a range of base and wall mounted kitchen cabinets with marble effect working surfaces incorporating a stainless steel sink with mixer tap and drainer. There is an oil fired Rayburn, space for a fridge, freezer and washing machine and a large understairs storage cupboard which currently serves as a pantry.

HALF LANDING

loft access via a ladder to fully boarded loft with power and lighting. Door to

BEDROOM 1

13' 0" x 9' 4" (3.96m x 2.84m) with window to rear, exposed ceiling timbers, good ceiling height, built in wardrobes along one wall.



FAMILY BATHROOM

8' 10" x 6' 2" (2.69m x 1.88m) with window to side, tiled walls, recessed lighting, exposed floorboards and fitted with a Jacuzzi bath with electric shower over, vanity sink unit, wc and heated towel rail.



BEDROOM 2

12' 2" x 9' 5" (3.71m x 2.87m) max with window to front, exposed ceiling timbers, opening to a recess above the stairs with a stained glass window to landing.



OUTSIDE

To the front of the property is a good sized area of red brick wall enclosed garden with picket fence to side, predominantly laid to lawn with a hedge screening it from the lane and planted borders. A red brick pathway leads to the front door. The property has a right of way over the shared driveway to the side and is responsible for 75% of the maintenance costs. This driveway gives access to the rear garden where there is a hard standing providing parking for two or three cars. There is a timber garage/workshop with window to rear and double door to the front, power and light. From the parking area a gate gives access to the first part of the garden, which is also accessed from the kitchen, being part lawn and part paved with mature borders. A red brick paved path then leads down the side of the parking area to a second section of garden behind the garage which is predominantly laid to lawn. This has previously been used as additional parking.

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.