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your local independent estate agent

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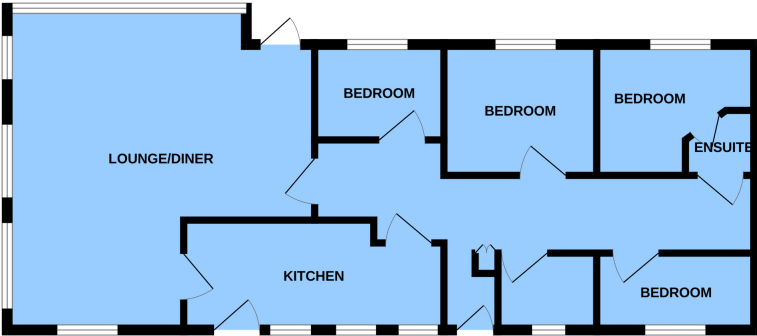
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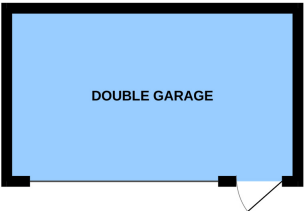
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Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92+)	A	78		
(81-91)				
(69-80)				
(55-68)				
(39-54)	D	40		
(21-38)				
(1-20)				
Not energy efficient - higher running costs				
England, Scotland & Wales				

GROUND FLOOR



GARAGE



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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The Haven Coombe Hill, NINFIELD, East Sussex TN33 9NH oieo £750,000 freehold

A wonderful opportunity to purchase a 3/4 bedroom detached bungalow in a superb elevated rural location surrounded by large established gardens enjoying stunning far reaching views across open countryside.

Detached Bungalow      3/4 Bedrooms      Established Gardens      Countryside Views  
Elevated Rural Location





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## Description

A wonderful opportunity to purchase a 3/4 bedroom detached bungalow situated in an elevated rural location approached over a small country lane and enjoying stunning views across its own gardens to the open countryside beyond. The property was built in 1990 and now provides spacious accommodation with all principle rooms enjoying distant views. The bungalow has double glazed windows and LPG central heating with radiators throughout. The gardens are a delightful feature to this bungalow enjoying sweeping lawns and many established shrubs and flower borders and established trees to the boundaries. A sweeping driveway leads up to an extensive area of parking leading to a substantial detached double garage and adjoining store. The wide paved terrace to the front of the bungalow enjoys superb distant views.

## Directions

From Ninfield proceed into Manchester Road, proceed along and turn into Coombe Lane where the property will be found along on the left hand side.  
What3Words:///twinkling.bundles.bumpy

## THE ACCOMMODATION

with approximate room dimensions is approached via a STORM PORCH with timber door to

## ENTRANCE HALL

with two cupboards and access to loft space which may offer potential for conversion, subject to any necessary consent.

## KITCHEN

18' 5" x 8' (5.61m x 2.44m) fitted with an extensive range of oak fronted kitchen cabinets incorporating cupboards and drawers with working surface incorporating a double bowl sink unit with mixer tap and drainer. Spaces for appliances and space for tall fridge/freezer, fitted double oven and further tiled working surface incorporating a 4 ring electric hob with extractor above. A separate cupboard houses the water immersion tank.

## LIVING/DINING ROOM

24' x 21' > 12' 8" (7.32m x 6.40m > 3.86m) a triple aspect room enjoying superb far reaching views with a sliding patio door leading to the garden and further door leading to a wide terrace.



## BEDROOM I

13' x 11' 10" (3.96m x 3.61m) with extensive range of wardrobe cupboards and a window enjoying far reaching views.



## EN-SUITE SHOWER ROOM

with walk in shower with shower screen, wc with concealed cistern and vanity wash hand basin with cupboard beneath with mirror, light and shaver point above. Heated towel rail.

## BEDROOM 2

11' 5" x 9' 1" (3.48m x 2.77m) with views over open countryside.



## BEDROOM 3

10' 10" x 7' 10" (3.30m x 2.39m) with window overlooking the rear garden.

## BATHROOM

with fully tiled walls and fitted with a grey suite comprising a panelled bath with mixer tap and shower attachment, shower screen, close coupled low level wc and pedestal wash hand basin with mirror, light and shaver point.

## BEDROOM 4/STUDY

8' 10" x 8' (2.69m x 2.44m) enjoying views to the front.



## OUTSIDE

Approached up a winding tarmac driveway is parking for many cars and a double garage with store to one side (described below) and compost area behind. The gardens are a feature to this property being beautifully maintained with many areas of sweeping lawns with established plant and flower borders and an extensive paved terrace along the front and one side of the property enjoying a southerly and south westerly aspect taking full advantage of the views. To one side approached through flower borders are steps leading down to a TIMBER GARDEN SHED and productive vegetable garden.

## GARAGE

28' 1" x 18' 9" (8.56m x 5.72m) with electric double up and over door, light, power and water connected and storage to the roof area.



## COUNCIL TAX

Wealden District Council  
Band F - £3697.26

**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.