




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£750,000 The Haven, Coombe Hill, Ninfield, Battle TN33 9NH
4 Bedroom 2 Bathroom 1 Reception
Offers in excess of



AT A GLANCE...

Bexhill estates are extremely proud to bring to the market this exceptional property. This detached bungalow has been thoughtfully designed to maximise the rural and slightly elevated vista, with the deceptively spacious accommodation comprising three double bedrooms and a fourth bedrooms/study, with main bedroom boasting en-suite shower room, triple aspect sitting/dining room with picture window and patio doors leading onto substantial patio area, fitted kitchen and a family bathroom. The property benefits from excellent storage throughout, large loft space, oil fired central heating and double glazing. Although the property could lend itself to some modernisation, it offers huge potential and an early inspection is highly recommended to avoid disappointment.

The Haven, Coombe Hill, Ninfield, Battle,
East Sussex, TN33 9NH

 4 Bedroom  2 Bathroom  1 Reception

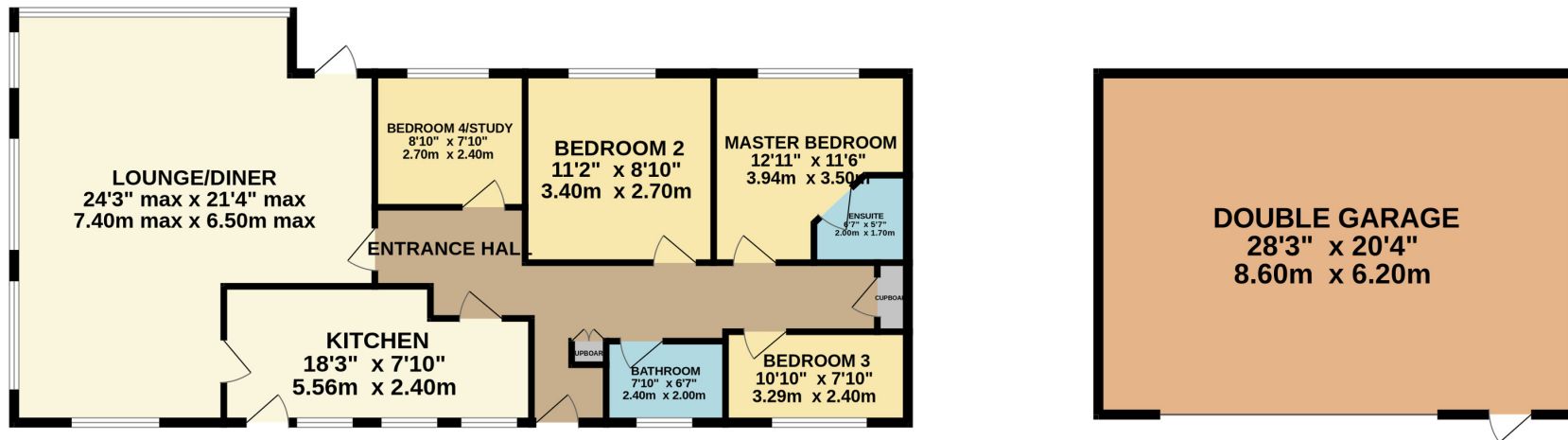


Key Features:

- Detached Bungalow
- Spectacular Rural Views
- Sweeping Driveway Offers Privacy
- Close to Village of Ninfield
- Huge Potential and Scope for Extension
- Four Bedrooms
- Landscaped Grounds of Approx. One Acre
- Detached Double Garage & Extensive Off Road Parking
- Two Bathrooms
- EARLY VIEWING ADVISED


BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

GROUND FLOOR 1721 sq.ft. (159.9 sq.m.) approx.



TOTAL FLOOR AREA : 1721 sq.ft. (159.9 sq.m.) approx.

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

OUTSIDE

To the outside, the property is accessed via a sweeping drive which meanders through the well thought out and landscaped grounds, which extend to approximately one acre. There are huge swathes of lawn, vast array of mature trees, shrubs and planting, pond and large patio area offering exceptional countryside views. In addition there is a detached double garage and store room, built on footings to accommodate a second floor and could lend itself to a separate annexe, subject to necessary planning conditions and b/regulations. There is ample parking for numerous vehicles and an additional timber shed.

LOCATION

The property is positioned close to the village of Ninfield, the village of Little Common and is also just a 20 minute drive to the coast. To the West, the historic town of Herstmonceux is just a short drive away, as well as the stunning retreat of Ashburnham Place. The adjacent countryside offers the opportunity of endless walks through local bridleways and there is an excellent choice of both state and independent schools nearby.

The Haven, Coombe Hill, Ninfield, Battle,
East Sussex, TN33 9NH

4 Bedroom 2 Bathroom 1 Reception

BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS