

Campbell's Estate Agents
74 High Street, Battle, East Sussex TN33 0AG
tel: 01424 774774
email: info@campbellsproperty.co.uk

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Custom Build Opportunity, Lower Standard Hill, NINFIELD TN33 9NJ **£1,200,000 freehold**

A wonderful opportunity to have a brand new detached house constructed by Joseph Bentley Developments on the outskirts of the village with planning permission granted under Ref. WD/2023/2823/FA. This large and highly efficient contemporary designed house, circa 240 sq.m. has fabulous south westerly views over open countryside towards the South Downs.

Custom Build Opportunity

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
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OnTheMarket.com

Description

Joseph Bentley Developments are offering buyers the chance to have their own custom built brand new home.

Set in an appealing semi-rural location on the outskirts of the village, this single building plot sits amidst gardens and grounds of approximately 3/4 of an acre with stunning south westerly views over farmland towards the South Downs. The proposed house, which will extend to approximately 240 sq.m., has been designed by award winning architects, will benefit from all the latest refinements with high levels of insulation and low maintenance living and takes full advantage of the wonderful setting.

Joseph Bentley Developments are a local firm who have constructed numerous properties within the local area.

Planning Reference: WD/2023/2823/FA.

CIL exemption may apply.

Directions

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

What3Words:///pedicure.lflops.universe

THE PROPOSED ACCOMMODATION

will comprise:

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

STUDY/GROUND FLOOR BEDROOM 5

FIRST FLOOR LANDING

BEDROOM WITH EN-SUITE AND DRESSING ROOM

opening out onto a balcony with far reaching views.

BEDROOM 2 WITH EN-SUITE

opening out onto a balcony with far reaching views.

BEDROOM 3 WITH EN-SUITE

OUTSIDE

The site has an existing access, is fully fence and available for immediate view.

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.