



Lower Street  
Battle, Sussex TN33 9EA

£275,000 Freehold

Wyatt  
Hughes  
Residential Sales

## Lower Street, Battle, Sussex TN33 9EA

Peace and Tranquility Await: 2-Bedroom Terrace House in Picturesque village of Ninfield

Seeking a charming and comfortable home in a peaceful setting? Look no further than this delightful two-bedroom terrace house nestled in the heart of Ninfield. Offering an abundance of natural light and a private garden, this property is ideal for first-time buyers, young families, or those seeking a relaxed lifestyle.

Ground floor living- enjoy both a cosy living space and separate dining room, which could makeshift into a downstairs bedroom if needed. A separate kitchen leads comfortably into a private and sun trap garden. Heading upstairs you are met with two good sized bedrooms with separate white suite bathroom.

Private garden: Enjoy a tranquil outdoor space, perfect for unwinding in the sunshine, al fresco dining, or creating a haven for relaxation. Imagine pottering around with your green thumb, hosting summer barbecues with friends and family, or simply enjoying the fresh air.

Set in a peaceful village location, with the local corner shop right on your doorstep. For more information or to arrange your viewing, contact local agent Wyatt Hughes today.

- EPC E
- FREEHOLD COTTAGE
- CHAIN FREE
- PRIVATE GARDEN
- SEPERATE DINING/LIVING SPACE
- COUNCIL TAX B
- TWO BEDROOMS
- PEACEFUL VILLAGE LOCATION
- TERRACE COTTAGE
- NEXT TO VILLAGE STORE



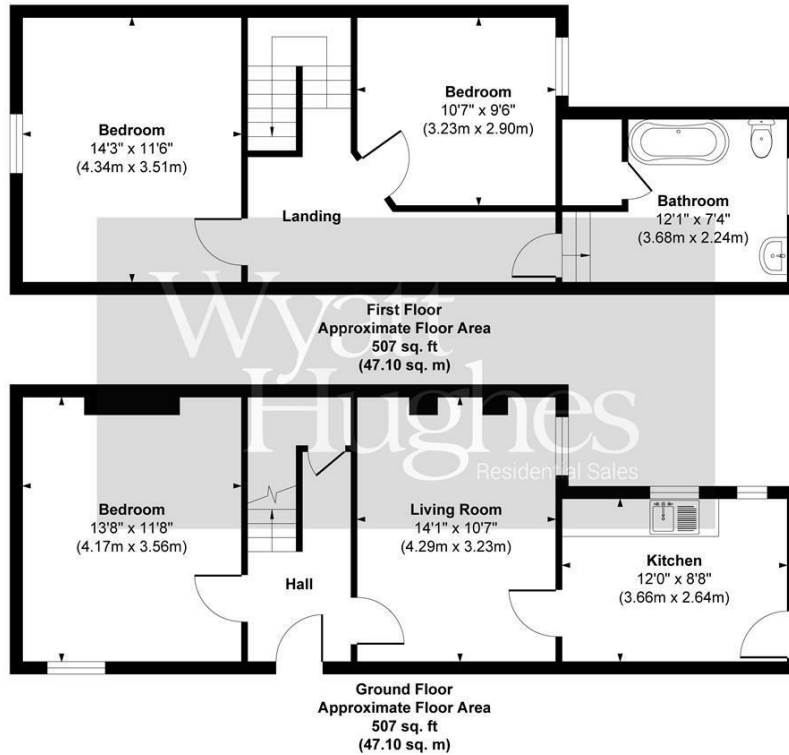
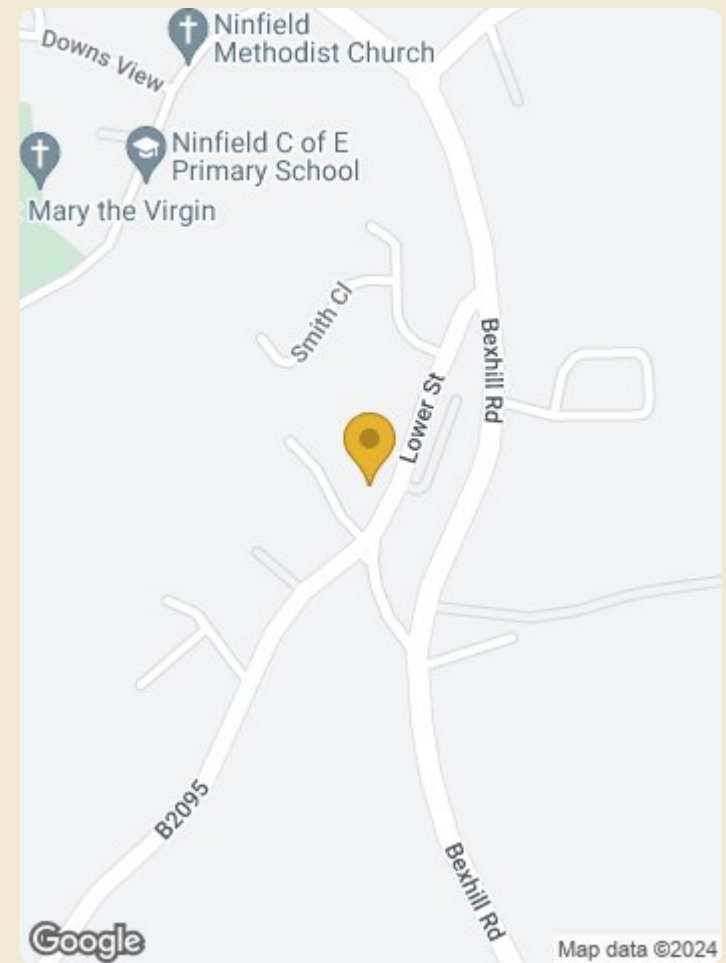


Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

