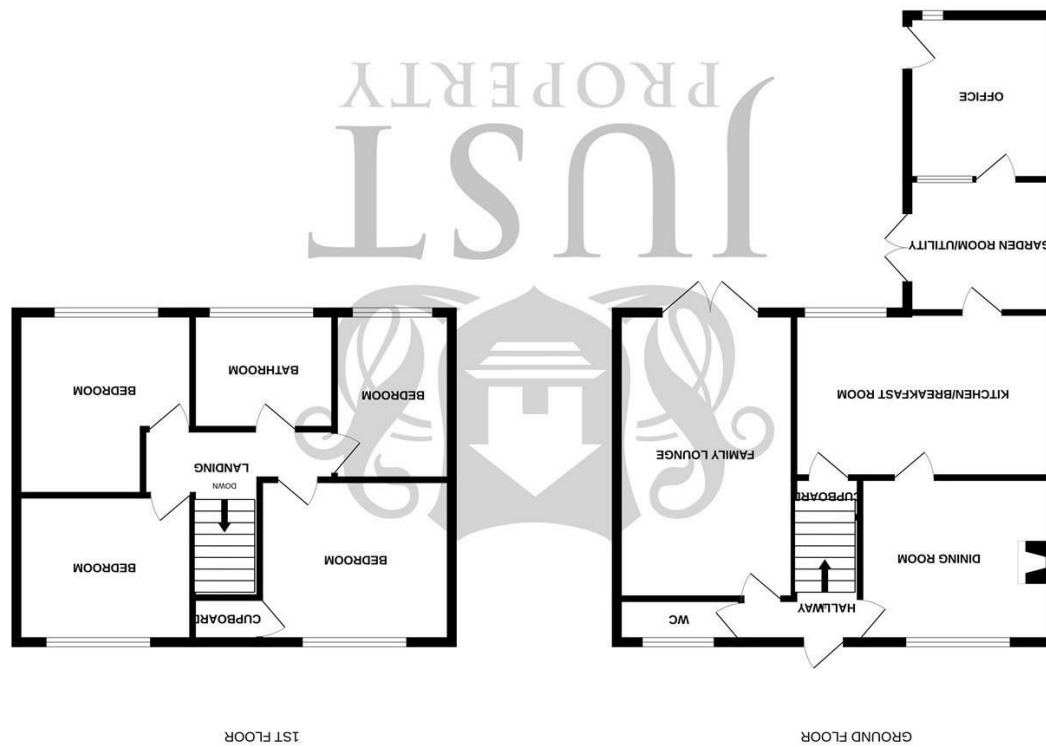


While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The network, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given. Made with Metropix 2024

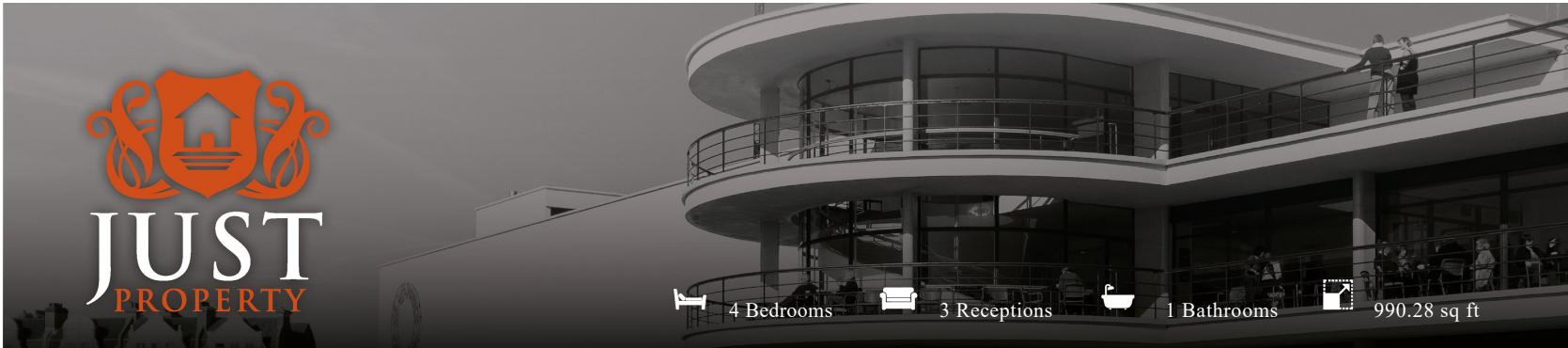
England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	(1-20)
G	(21-30)
F	(31-40)
E	(39-54)
D	(55-60)
C	(61-80)
B	(81-91)
A	(92 plus)
Very energy efficient - lower running costs	
Current	Potential
82	54



# FLOORPLANS

Standard Hill Cottages 1 Standard Hill, Ninfield, Battle, TN33 9JU

www.justproperty.net



4 Bedrooms 3 Receptions 1 Bathrooms 990.28 sq ft

Freehold  
£500,000

## Standard Hill Cottages 1 Standard Hill, Ninfield, Battle, TN33 9JU





4 Bedrooms 3 Receptions 1 Bathrooms 990.28 sq ft

## PROPERTY DETAILS

This charming four-bedroom, semi-detached property boasts large, mature gardens that enjoy a delightful southerly aspect. The current owners have extended the home to create a spacious and comfortable family residence. Ideally situated in a highly sought-after village, this home offers convenience and quality of life with an excellent local school, doctors' office, and village shop all within easy reach. Furthermore, the property falls within the catchment area for the reputable Claverham School, making it an excellent choice for families.

The accommodation includes a welcoming sitting room, a formal dining room, a well-appointed kitchen/breakfast room, a practical utility room, home office and a convenient cloakroom on the ground floor. The first floor features four generously sized bedrooms, providing ample space for family members or guests, and a modern family bathroom.

The outdoor space of this property is truly exceptional, with large, mature gardens that offer a serene and private setting. These gardens are perfect for outdoor entertaining, gardening enthusiasts, or simply enjoying the tranquility of the surroundings. The southerly aspect ensures plenty of natural sunlight throughout the day, enhancing the overall appeal of the outdoor areas. There is ample off road parking.

One of the standout features of this property is the breathtaking rural views it offers. From the garden, you can enjoy panoramic vistas that stretch across the Sussex Downs and down to the coast, providing a picturesque and serene backdrop to everyday life.

This property not only provides a comfortable and spacious family home but also offers the potential for future growth and customization. With its excellent location, stunning gardens, and beautiful views, it truly is a rare find in this sought-after village. Please call Just property on 01424 444100 for more details.



## ROOM DIMENSIONS

Front Door	Bedroom
Entrance Hallway	11'5" x 10'9" (3.48 x 3.28)
WC	Bedroom
Family Lounge	10'7" x 8'11" (3.25 x 2.72)
17'1" x 10'7" (5.21 x 3.25)	Bedroom
Dining Room	10'0" x 6'0" (3.07 x 1.85)
11'8" x 10'0" (3.58 x 3.05)	Family Bathroom
Kitchen / Breakfast Room	Off Road Parking
15'1" x 10'0" (4.60 x 3.05)	Front Garden
Utility Room	Extensive Rear Garden
8'7" x 7'10" (2.62 x 2.41)	Large Wooden Summer House / Storage Shed
Home Office	Patio Area
9'10" x 8'3" (3.02 x 2.54)	
Stripped Wooden Staircase To Landing	
Bedroom	
11'8" x 10'11" (3.58 x 3.33)	

## FEATURES

- Spacious Four Bedroom House
- Ample Off Road Parking
- Popular Ninfield / Battle Area
- Wonderful Rear Garden
- Stunning Interiors
- Fitted Kitchen / Breakfast Room
- Excellent Views From Rear Of Property Towards Sussex Downs
- Well Respected Schools Catchment Area
- Bathroom and Separate WC

