28 Downs View, Battle, East Sussex TN33 9LF
Guide Price £450,000 Freehold

*****GUIDE PRICE £450,000-£475000*****

Set in the heart of Ninfield village, this charming home combines modern touches with plenty of scope to make it your own. The current owners have refurbished and upgraded the property, creating a stylish open-plan kitchen/living area complete with a log burner and bi-fold doors that open directly onto the delightful westerly-facing garden. There is also a cosy separate living room/bedroom, a practical downstairs wc, and the benefit of an integral garage with off-road parking — offering flexibility for storage or potential conversion (subject to consents). Upstairs, you'll find two generous double bedrooms, one of which enjoys breath taking far-reaching views across the countryside, along with a well-presented family shower room. The rear garden is a real highlight, designed to enjoy both sunshine and privacy, with a landscaped patio wrapping around the property, a neatly kept lawn, and a secluded seating area — the perfect spot to relax and soak up those uninterrupted views. Ninfield itself is a desirable village location, well placed for country walks, local recreation grounds and within the catchment area of popular schools. It is also just a short drive to neighbouring towns including the historic and characterful Battle — with its mainline station, charming High Street and array of amenities — as well as the coastal town of Bexhill. This is a home that gives its next owners the choice: move straight in and enjoy the inviting spaces as they are, or continue the journey and adapt it further to suit your own style and needs.

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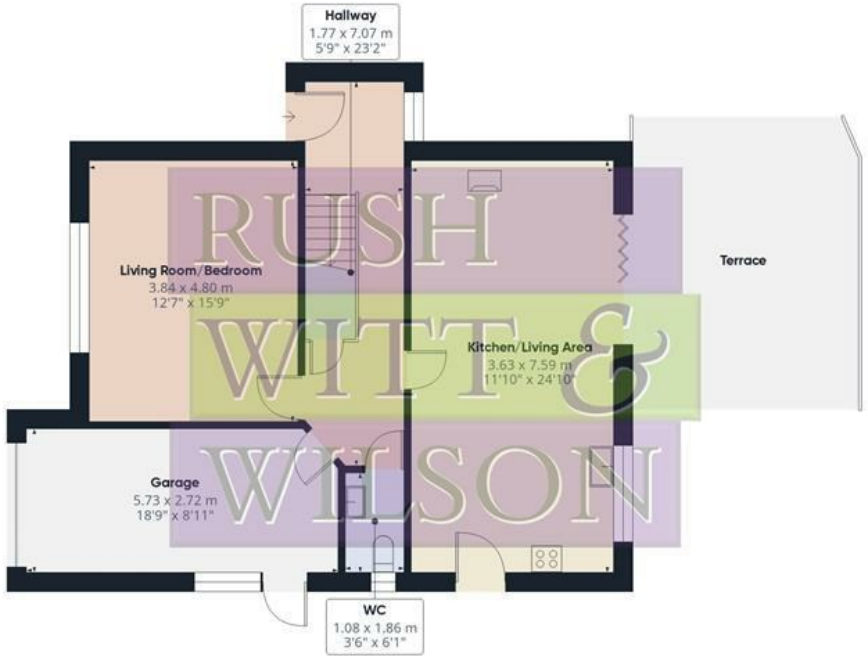
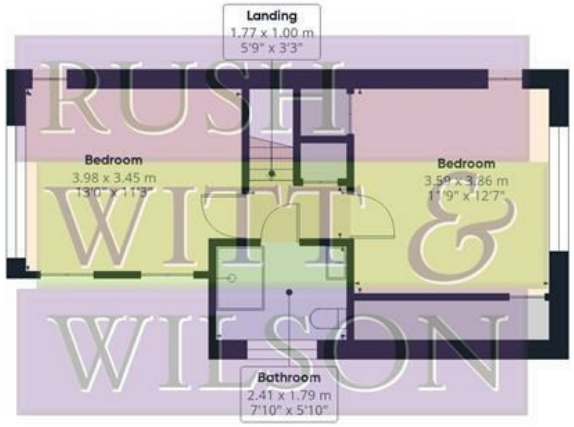


Floor 0



Floor 1

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Approximate total area(1)

115.5 m²

1242 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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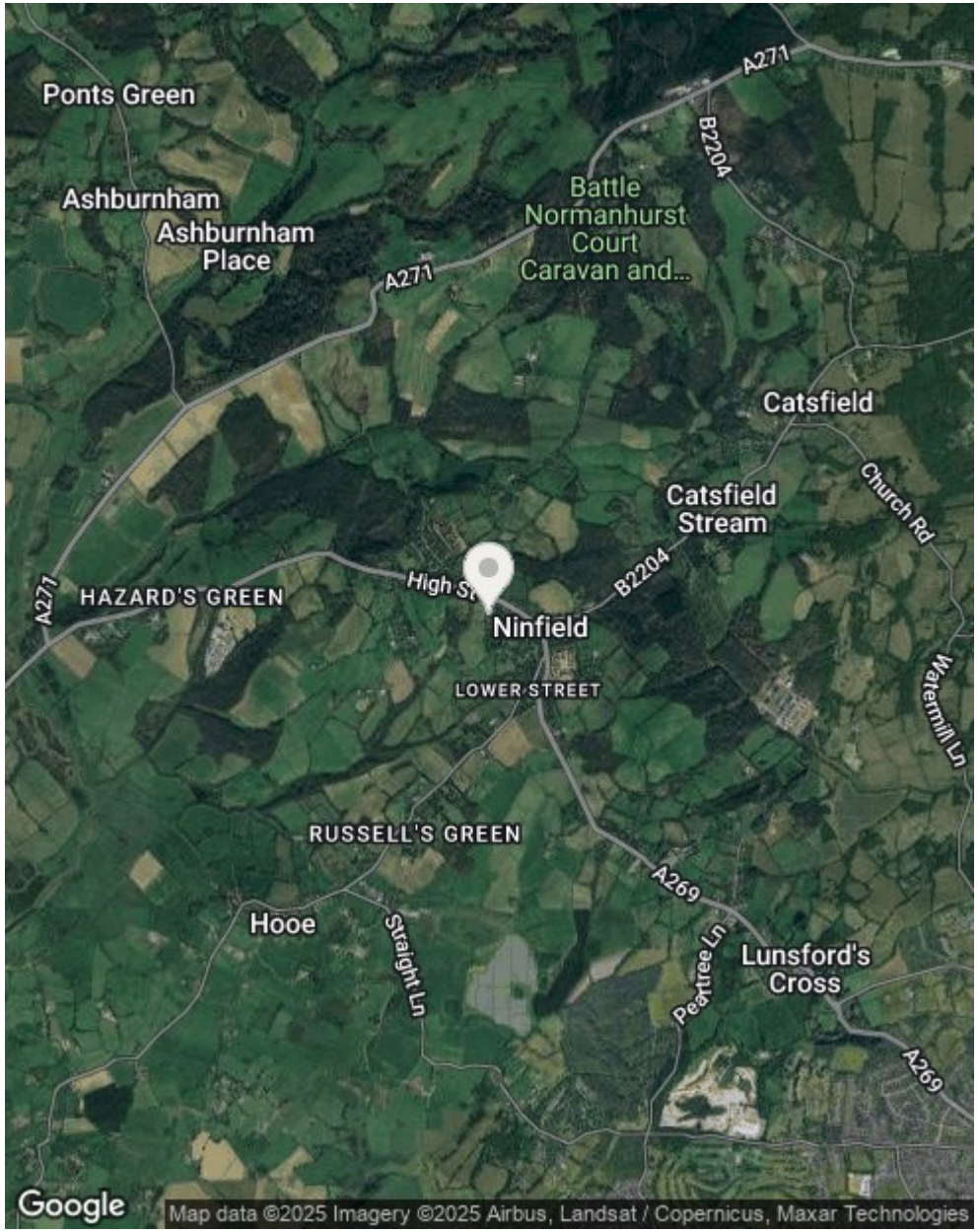

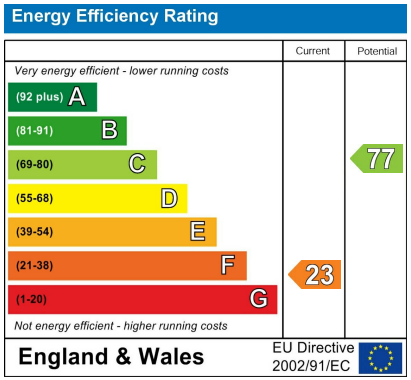

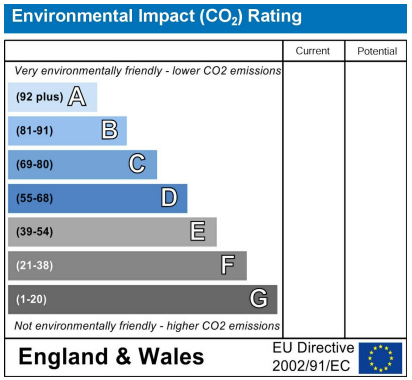

None of the services or appliances mentioned in these sale particulars have been tested.

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.

Council Tax Band – E

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

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