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**Lime Tree Cottage Manchester Road, Battle, East Sussex TN33 9JX
Offers In The Region Of £299,950 Freehold**

Tucked away in the heart of Ninfield, this Grade II listed semi-detached cottage is brimming with character. Dating back to around 1800, it blends timeless period charm with the kind of space and flexibility that makes it truly unique - and it's being offered chain-free, making a swift move possible. Inside, the cottage feels welcoming and full of charm, with exposed timbers and an inviting atmosphere throughout. The living room, with its red brick fireplace and wood burner, sets the scene for cosy evenings, while the kitchen, complete with Rayburn, is generous enough to double as a sociable dining space. Upstairs, two comfortable bedrooms and a well-finished bathroom provide an easy sense of comfort. Above, a spacious boarded loft with power and light presents exciting potential — whether as a hobby room, home office, or even an additional room (subject to consents). Outside, the home continues to impress. A pretty garden fronts the cottage, while to the rear the mix of gardens, parking and a timber garage/workshop offers real versatility. With power and light, the garage/workshop could be adapted to suit all manner of needs - from a studio or workspace to practical storage or leisure use. The whole setting invites you to shape it around the life you want to lead. Ninfield itself offers everyday essentials including a shop with post office, pubs, a primary school and a doctor's surgery. Nearby Battle provides further amenities and a mainline station with direct services to London, while the coastal town of Bexhill is just a short drive away, with its beach, promenade and seaside charm adding another dimension to this home's enviable location. Deceptively spacious, full of character, endlessly adaptable, and chain-free - this is a cottage with the charm of history and the freedom to make it entirely your own.





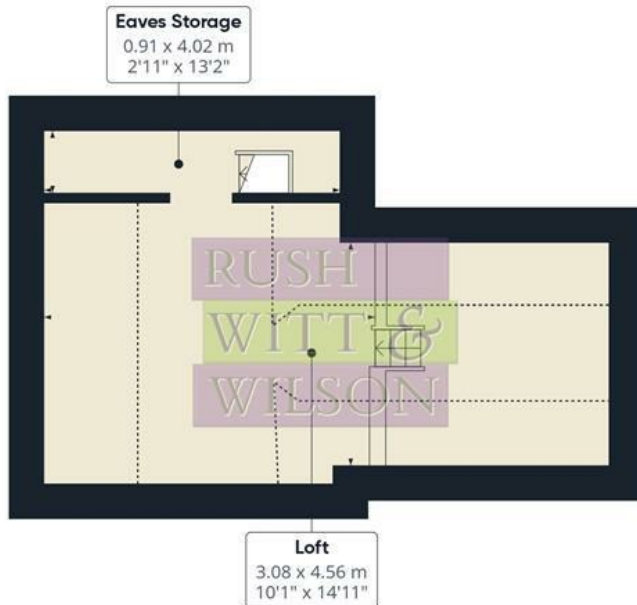




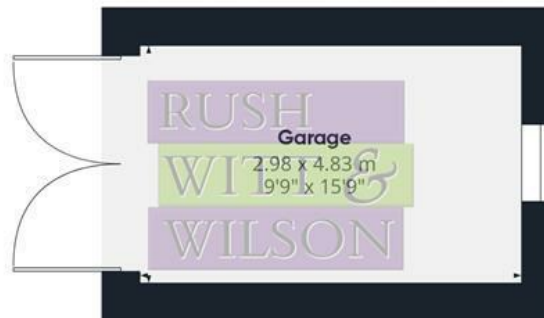
Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

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Approximate total area⁽¹⁾

111.8 m²

1202 ft²

Reduced headroom

13.8 m²

148 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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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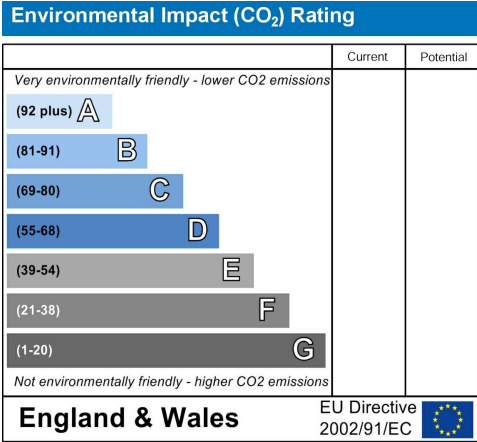
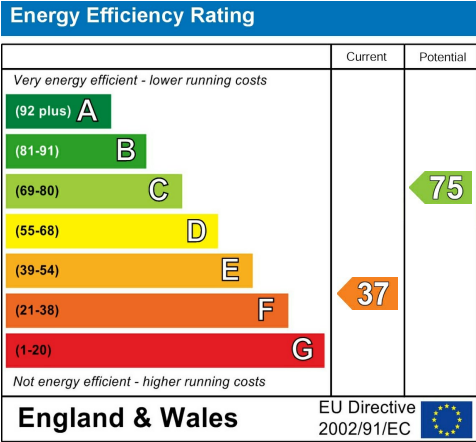
Council Tax Band - C

We have been informed by the vendor that the driveway has shared access and Lime Tree Cottage is responsible for 75% maintenance cost for the upkeep.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

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