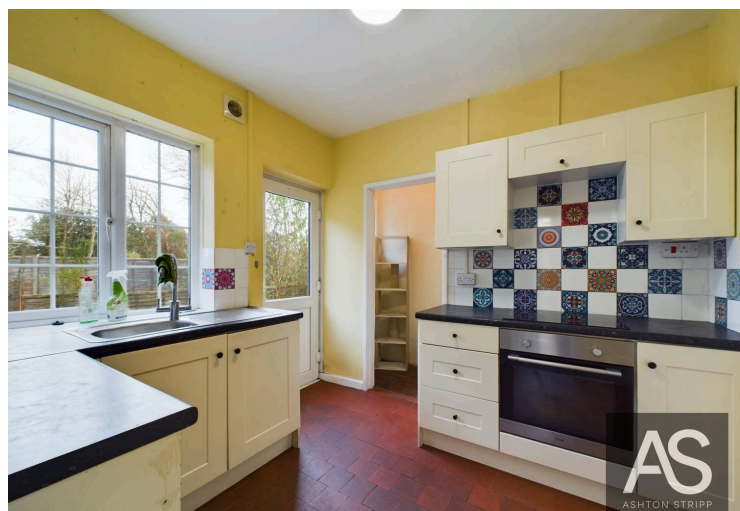




1 Parkgate Cottages Horns Corner, Catsfield

£325,000 Freehold

Located in the heart of Catsfield village, this three-bedroom cottage offers a rare blend of character, space, and potential. With a generous garden, traditional features, and scope to extend (STPP), it's an ideal setting for village life with room to grow



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The ground floor features an entrance hallway with under-stairs storage. The living room, with its working fireplace, offers a central space for everyday relaxation. At the rear, the dining room overlooks the garden and includes an alcove ideal for storage or display. The kitchen, with pantry cupboard and direct garden access, provides a functional layout with potential for reconfiguration. A ground-floor bathroom includes a bath, stainless steel towel radiator, sink and WC.

Upstairs, all three bedrooms are of good size and retain original features such as fireplaces, contributing to the property's character. Two doubles offer front and rear outlooks, while the third bedroom overlooks the garden. A separate WC with sink and window serves the first floor.

The exterior offers a significant advantage — a large, well-kept garden with lawn, mature shrubs, and hardstanding. This outdoor space lends itself to family life, gardening, or future development. To the front, there is convenient off-road parking.

The property is fully double-glazed with electric radiators throughout.

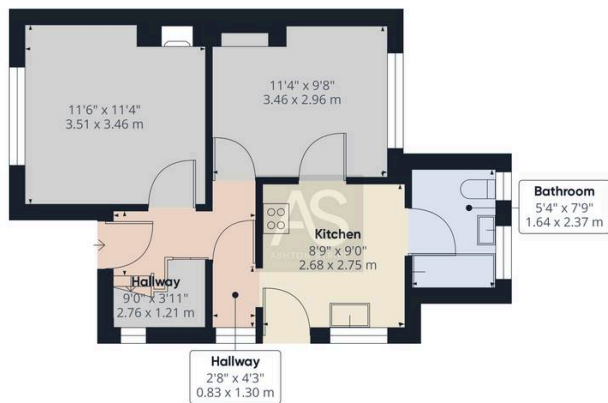
Located in a well-regarded village setting, the cottage is within easy reach of local amenities, nearby schools, countryside walks, and transport connections to nearby towns including Battle and Bexhill. It's a great opportunity for those looking to create a long-term home while preserving the character of a traditional village property.

Council Tax band: D

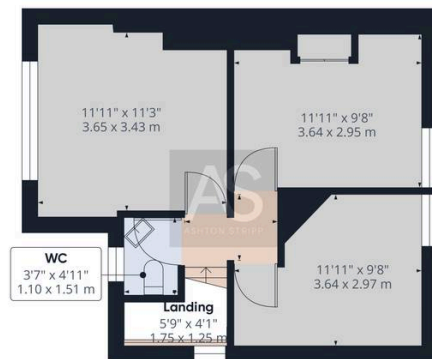


- Three well-proportioned bedrooms, all with character features including original fireplaces and sash-style windows.
- Generous rear garden with mature shrubs, lawn, and hardstanding — ideal for gardening, play, or future extension (STPP).
- Separate dining room with a garden view.
- Bright kitchen with garden access, walk-in pantry, and scope for layout reconfiguration.
- Ground-floor bathroom with full suite including bath, WC, sink, and chrome towel radiator.
- Additional first-floor WC with basin and window, serving the bedrooms for added practicality.
- Off-road parking to the front — a rarity in village settings.

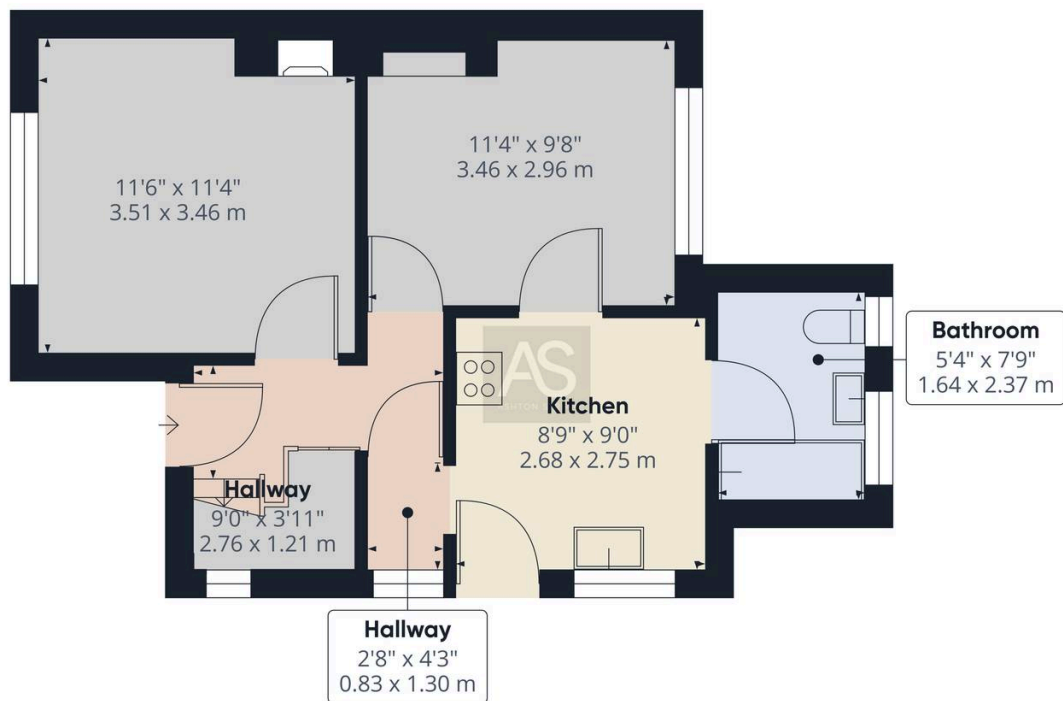




Floor 0



Floor 1



Floor 0



Approximate total area⁽¹⁾
816.44 ft²
75.85 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



Approximate total area⁽¹⁾
424.85 ft²
39.47 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360