



## 3 West Central Cottage Lower Street, Ninfield

£340,000 Freehold

Beautifully balanced three-bedroom home blends classic character with thoughtful upgrades, ideal for relaxed living and effortless entertaining. Parking to the front and landscaped garden to the rear. Separate living area and dining area. Plus utility room.



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From the moment you step this warm, character-filled home, there's an easy sense of welcome. To one side, the living room offers a calm, inviting space, with its soft grey carpets and sash windows framing the front garden. On the other, the dining area flows through to the kitchen – a charming, sociable layout centred around a wood-burning stove and finished with wooden floors.

The kitchen brings together form and function with cream cabinetry, wooden worktops, a butler sink, and Smeg induction appliances, all under the soft light of a sash window. A door leads to a brick-tiled utility space with side access, space for laundry appliances, and direct entry to the garden.

Upstairs, the landing opens into a wide, light-filled hallway. The two larger bedrooms each feature grey carpets, sash windows and period fireplaces, while the third makes for a cosy single room or an ideal home office. At the end of the hall, the bathroom is stylish and serene, with cream tiling, a rainfall shower, and contemporary chrome fittings.

The garden has been cleverly designed: a paved seating area for morning coffee, a raised deck for summer dinners, and a lawned section that flows down to a handy shed and oil tank, with a barbecue spot tucked neatly to one side.

Set in a well-connected village setting, the home enjoys easy access to local amenities, schools and countryside. Reputable primary and secondary schools nearby. For commuters, the local mainline station of Battle is a short drive, offering links to London and the coast. In the opposite direction Bexhill seafront offers plenty for those seeking the coast. Surrounding Ninfield are a number of popular villages with a range of cafes and pubs such as Hooe just down the road. Eastbourne for the cinema and larger town is a 25-30 minute car journey.

Freehold

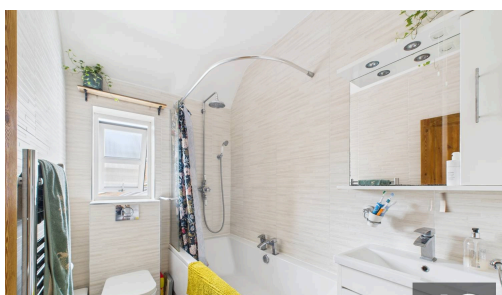
Oil fired central heating

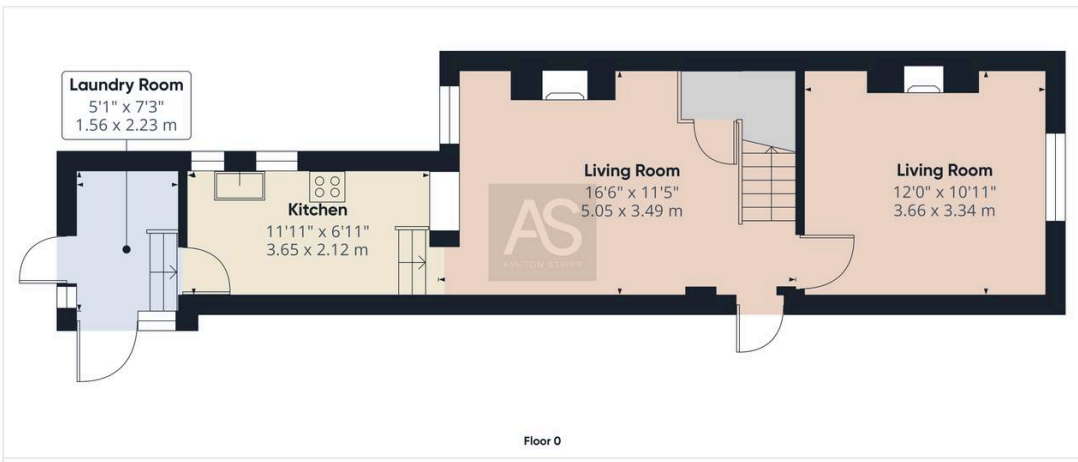
Double glazed throughout

Council tax band C

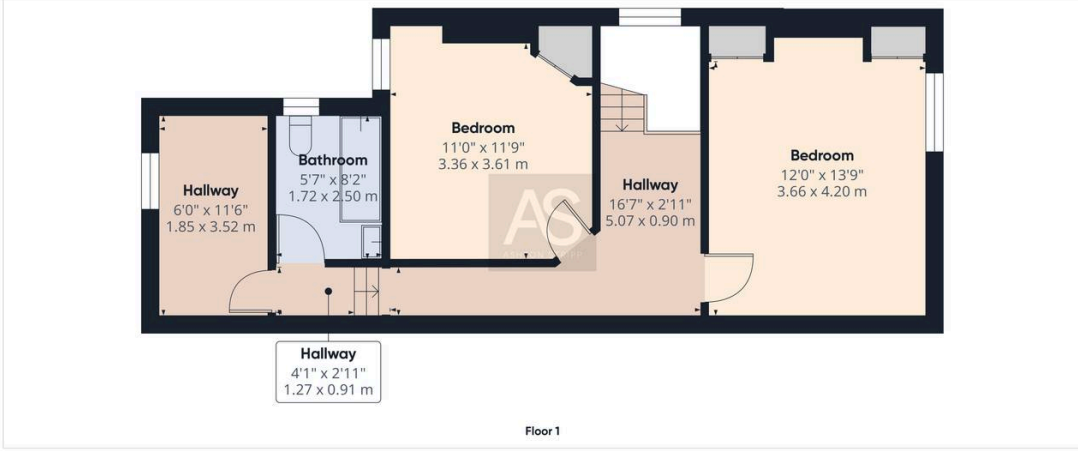


- Living room with grey carpet and built-in white wooden units
- Dining room with wood-burning stove and open access to kitchen
- Cream shaker-style kitchen with Smeg hob, oven, and butler sink
- Utility room with side access and space for washer/dryer
- Two double bedrooms with sash windows and feature fireplaces
- Third bedroom ideal as a single or office with garden views
- Family bathroom with wood-effect tiled floor and rainfall shower
- Landscaped rear garden with decked terrace, lawn, and seating area
- Gravel driveway for one car and side gate to rear garden
- Oil-fired central heating and good-sized, partly boarded loft





**Approximate total area<sup>(1)</sup>**  
975 ft<sup>2</sup>  
90.7 m<sup>2</sup>



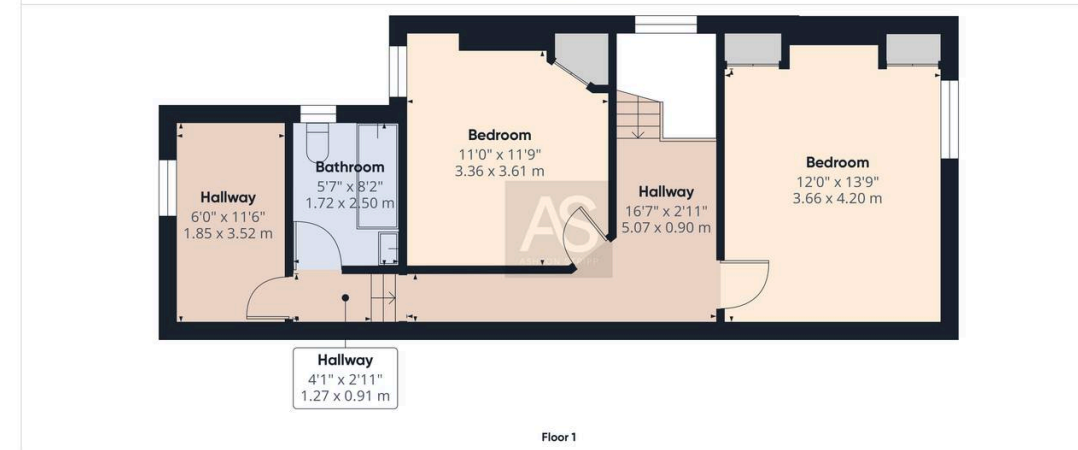
(1) Excluding balconies and terraces

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

**GIRAFFE 360**



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