



3 Parkgate Cottages Horns Corner, Catsfield

£270,000 Freehold

A peaceful semi-rural setting, traditional features, and a long garden with scope for future ideas — this three-bedroom, chain-free cottage offers practical living and countryside charm, ideal for those looking to create a home with room to grow and personalise



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Situated in a quiet semi-rural setting, this chain-free three-bedroom terraced cottage presents a great opportunity for buyers seeking a straightforward home with character, outdoor space and scope to adapt over time.

Surrounded by countryside and benefitting from oil central heating, the property combines traditional features with a practical layout and a generous rear garden that offers real potential.

The ground floor begins with a front-facing living room that provides a bright and welcoming reception space. A fireplace forms a natural focal point, adding character and warmth, while the window to the front allows plenty of natural light. This room works well as an everyday sitting room or cosy retreat, comfortably accommodating typical living furniture.

To the rear, the kitchen is fitted with white cupboards that create a clean, neutral look, along with an electric oven and hob. There is ample space for essential appliances, and the layout is both functional and easy to work in. A door leads directly out to the rear garden, making this space particularly convenient for everyday use and ideal during warmer months for indoor-outdoor living. Just off the kitchen is the ground-floor bathroom, which is finished in crisp white tiling and fitted with a bath and shower overhead, offering a practical and low-maintenance arrangement.

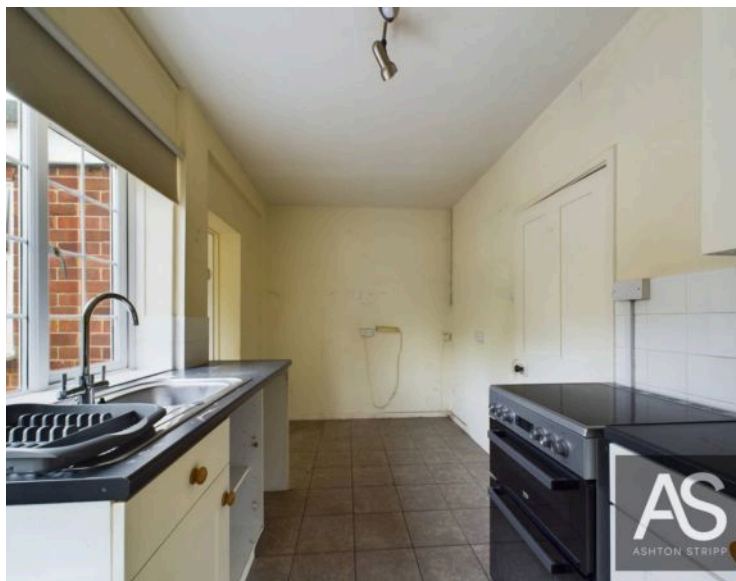
The first floor provides three bedrooms, all accessed from the landing. The main bedroom is a comfortable double and benefits from built-in storage as well as a feature fireplace, adding to the cottage's traditional charm. The second bedroom also offers good flexibility and would suit a guest room or additional double, while the third bedroom provides further versatility, lending itself well to use as a child's room, home office or dressing room.

Externally, the rear garden is a standout feature. Long and generous in size, it offers excellent potential for landscaping, planting, or creating distinct areas for relaxing, entertaining or growing produce. Whether left largely as lawn or enhanced with patios, borders or seating areas, the space allows buyers to tailor it to their needs and lifestyle.

The property is fully double glazed and heated via oil central heating throughout. Set in a peaceful location with a semi-rural feel, it nevertheless remains within easy reach of nearby amenities and transport links, providing a balance between countryside living and everyday convenience. Overall, this is a solid and appealing home with charm, space and the opportunity to make it your own.

Council Tax Band: C

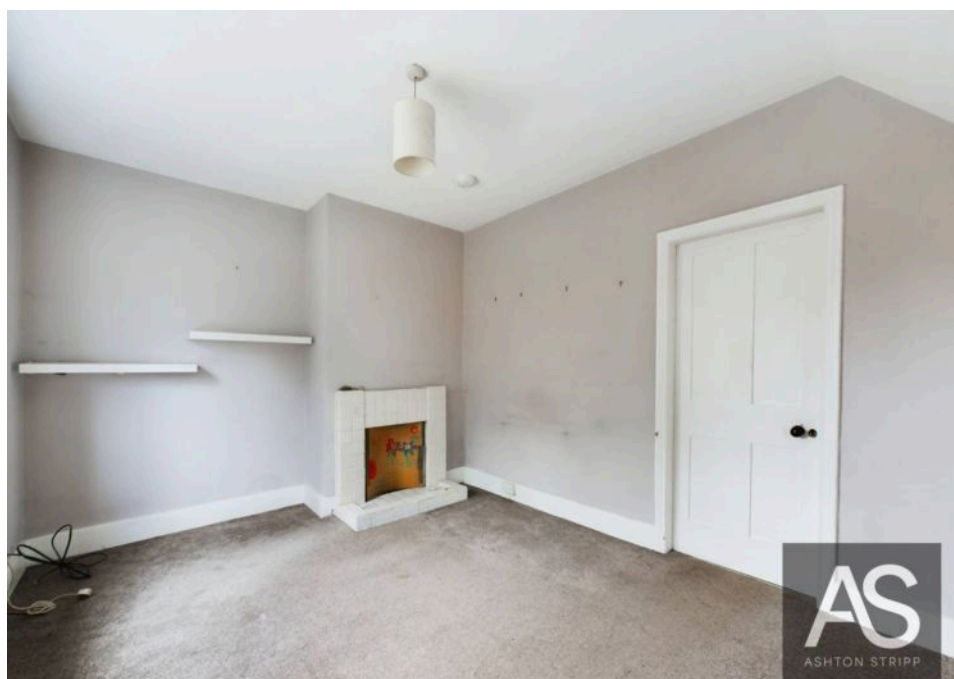
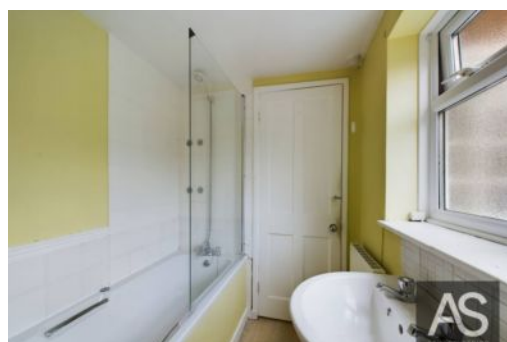
Oil central heating



- No onward chain for a smoother purchase
- Long rear garden with plenty of scope for landscaping, growing, or outdoor entertaining
- Front reception room with fireplace and natural light
- Traditional kitchen with electric oven and hob, and direct access to the garden
- Ground floor bathroom with white tiling and shower-over-bath
- Main bedroom with built-in storage and feature fireplace
- Two additional upstairs bedrooms — ideal for guests, family, or a home office
- Semi-rural location with countryside feel yet accessible amenities
- Oil-fired central heating



3 Parkgate Cottages at Horns Corner enjoys a quiet semi-rural setting surrounded by open countryside. The property is well placed for local amenities, nearby schools and scenic walks, with good road links to Battle, Bexhill and surrounding villages, offering a balance of rural living and everyday convenience.

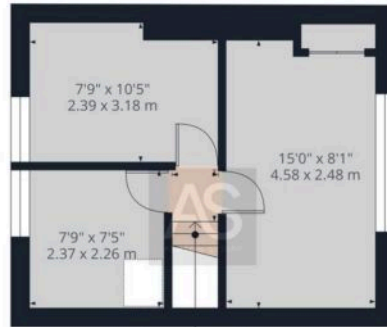




Hallway
3'4" x 2'8"
1.03 x 0.82 m

Bathroom
5'3" x 5'5"
1.62 x 1.65 m

Floor 0



Landing
3'0" x 2'6"
0.92 x 0.78 m

Floor 1



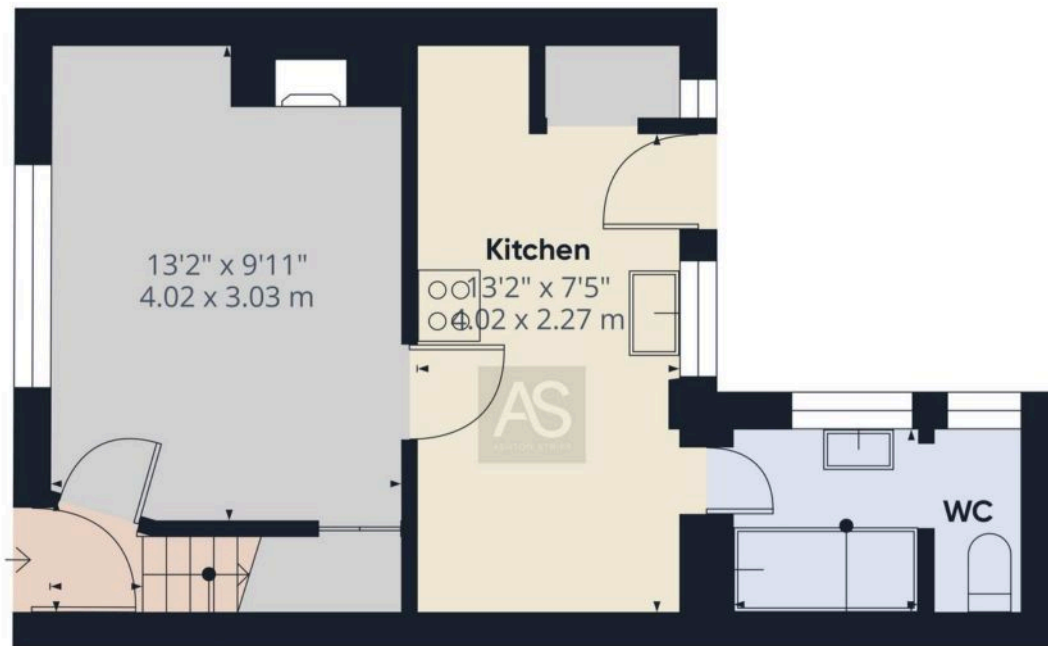
Approximate total area⁽¹⁾
576.19 ft²
53.53 m²

(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



Hallway
3'4" x 2'8"
1.03 x 0.82 m

Bathroom
5'3" x 5'5"
1.62 x 1.65 m

Floor 0



Approximate total area⁽¹⁾
312.04 ft²
28.99 m²

(1) Excluding balconies and terraces

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GIRAFFE 360