

Crouch Lane

Battle, Sussex, TN33 9EG

Offers over £500,000 Freehold

Wyatt Hughes

CROUCH LANE, BATTLE, SUSSEX, TN33 9EG

OFFERS OVER £500,000 £500,000 FREEHOLD

Nestled in the peaceful setting of Crouch Lane, Ninfield, this charming two-bedroom detached bungalow presents a rare opportunity to acquire a much-loved home in a delightful semi-rural location. Built by the current owner's father-in-law and cherished by the same family ever since, the property is coming to the market for the very first time.

Occupying a generous level plot with attractive views across open fields, the bungalow offers enormous scope for modernisation and improvement, allowing the next owner to create a home tailored to their own tastes and lifestyle.

The accommodation includes a welcoming living room, a spacious kitchen/dining room ideal for family life and entertaining, a bright conservatory overlooking the gardens, two well-proportioned bedrooms, a family bathroom and a practical utility room.

The loft was converted many years ago to provide two useful additional rooms. However, prospective purchasers should note that this space does not have Building Regulations approval and is therefore classified as loft space rather than formal living accommodation.

Outside, the property enjoys a range of useful outbuildings including a garage, timber storage sheds and a summer house, offering excellent storage and versatility. A substantial driveway provides extensive off-road parking for numerous vehicles, motorhomes, caravans or boats, making it equally well suited to those requiring space for hobbies, business use or working from home.

Tucked away along a single-track country lane, yet conveniently positioned for the village of Ninfield and the nearby market town of Battle, as well as the coastal town of Bexhill-on-Sea, this is a rare chance to acquire a property with genuine character, outstanding potential and a wonderful countryside setting.

• 1432 sq ft • Two bedroom detached bungalow • Substantial level plot with far reaching outlook over neighbouring fields and countryside • EPC Rating xxx • Tax Band D • Variety of outbuildings, storage sheds, summer house and garage • Ample parking for multiple vehicles • Requires modernisation throughout • Loft room

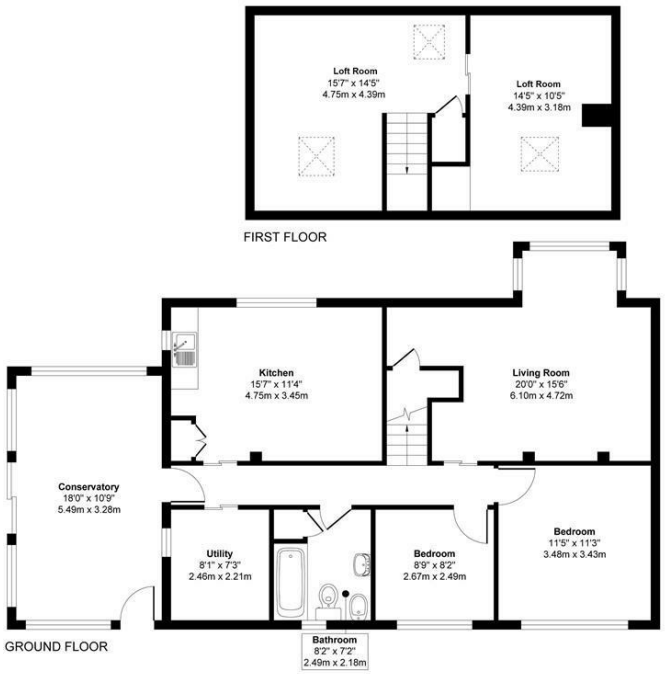




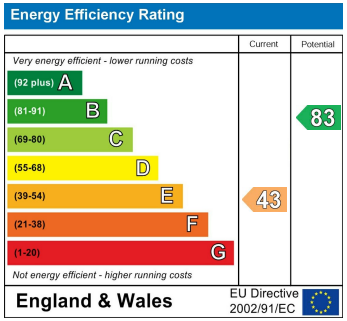


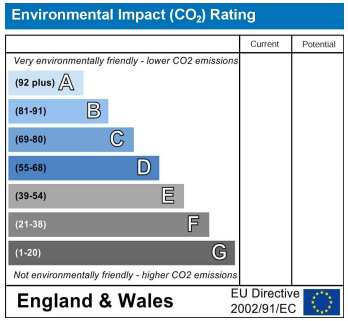
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Approximate Gross Internal Floor Area
1432 sq. ft / 133.03 sq. m









We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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