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## 4 Parkgate Cottages Horns Corner, Catsfield

£325,000 Freehold

This three-bedroom home offers character, space, and a large rear garden ideal for everyday life and outdoor enjoyment. With two reception rooms, a practical kitchen with pantry, and off-road parking, it's a well-located freehold property ready to be made your own.



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Set within a popular village location, this freehold three-bedroom home offers a well-considered balance of period character and everyday practicality, complemented by a generous rear garden and off-street parking for two vehicles. The property will appeal to buyers seeking a characterful home with flexible living space and useful outdoor areas.

The accommodation begins with a practical entrance porch, leading into the main stairwell where useful under-stairs storage is provided. The front living room is a welcoming space, featuring a brick fireplace that forms a charming focal point, along with a storage heater to support comfortable day-to-day living. Adjacent to this is a separate dining room, enhanced by exposed floorboards, which offers a versatile second reception area. This room is well suited to family dining, home working or entertaining, providing flexibility to suit a range of lifestyles.

To the rear, the kitchen is fitted with white cabinetry and warm wooden worktops, creating a bright and functional workspace. A traditional pantry cupboard adds valuable storage, while a door leads to a side porch and on to the garden, offering convenient access for everyday use and outdoor dining. The ground floor is completed by a bathroom fitted with a bath and overhead shower, WC, wash hand basin and a stainless steel towel radiator.

On the first floor, the property continues to offer practical accommodation. A separate WC with window and sink adds convenience for family living. There are three bedrooms in total, two of which are comfortable doubles and retain original fireplaces that contribute to the home's character. The principal bedroom overlooks the front of the property, while the second double benefits from built-in storage. The third bedroom is positioned to the rear and would suit use as a child's room, guest bedroom or home office.

Externally, the property enjoys a sizeable rear garden that provides a pleasant extension of the living space. The garden includes a patio area ideal for seating or entertaining, a lawned section, and a useful storage outbuilding, offering both recreational and practical value. To the front of the property, off-road parking is available for two vehicles, a notable advantage in a village setting.

The home is served by electric heating and mains water. Located in a well-regarded village, the property benefits from access to local amenities, schools and countryside walks, while remaining within reach of nearby towns and transport links. Overall, this is a well-balanced home offering character, space and practicality in an appealing village environment.

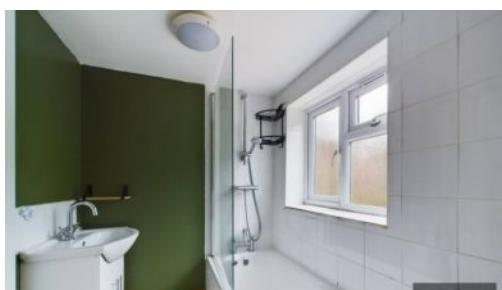
Council Tax Band: D



- Entrance porch with understairs storage and wood laminate flooring
- Living room with brick fireplace and front aspect
- Dining room with exposed floorboards and storage heater
- Kitchen with white units, wooden worktops, and pantry cupboard
- Side porch providing additional access
- Bathroom with bath, shower attachment, WC, and stainless steel radiator
- Separate WC with sink and window off the landing
- Three bedrooms, two with feature fireplaces, one with storage cupboard
- Spacious rear garden with patio and large lawn area
- Outbuilding for additional storage



4 Parkgate Cottages at Horns Corner is set in a popular village location with a semi-rural feel, surrounded by open countryside. The property offers convenient access to local amenities, nearby schools and scenic walking routes, with good road links to Battle, Bexhill and neighbouring villages.





Approximate total area<sup>(1)</sup>  
823.13 ft<sup>2</sup>  
76.47 m<sup>2</sup>



(1) Excluding balconies and terraces

Whilst 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.

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Approximate total area<sup>(1)</sup>  
429.38 ft<sup>2</sup>  
39.89 m<sup>2</sup>

(1) Excluding balconies and terraces

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