



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



01424 772954
info@ashtonstripp.co.uk
33 High Street,
Battle,
TN33 0EH

This charming three-bedroom cottage offers a wonderful balance of period character, generous proportions and future potential, set within a well-regarded village location.

The ground floor opens with a welcoming entrance hallway, providing useful under-stairs storage and setting the tone for the rest of the home. The living room forms a comfortable central hub, featuring a working fireplace that creates a warm and inviting space for everyday living. To the rear, the dining room enjoys pleasant views over the garden and benefits from a recessed alcove, ideal for storage, shelving or display. The kitchen is positioned at the back of the property and includes a traditional pantry cupboard along with direct access to the garden, offering a practical layout with scope for reconfiguration or modernisation if desired. Completing the ground floor is a bathroom fitted with a bath, stainless steel towel radiator, wash hand basin and WC.

Upstairs, the first floor comprises three well-proportioned bedrooms, all retaining attractive original features such as fireplaces that enhance the home's period charm. Two of the bedrooms are generous doubles, one overlooking the front of the property and the other enjoying rear-facing views, while the third bedroom looks out over the garden and would suit a guest room, child's bedroom or home office. A separate first-floor WC with sink and window adds further convenience.

Externally, the property enjoys a particularly notable benefit in the form of a large, well-maintained rear garden. Laid mainly to lawn and complemented by mature shrubs and areas of hardstanding, this space is well suited to family life, gardening enthusiasts or those considering future development, subject to the necessary consents. To the front of the property there is the added advantage of off-road parking.

The cottage is fully double glazed and heated via electric radiators throughout. Situated in a popular village setting, the property is within easy reach of local amenities, nearby schools, countryside walks and transport links, with convenient access to the neighbouring towns of Battle and Bexhill. Overall, this is an excellent opportunity for buyers seeking a characterful home with space, charm and the potential to personalise over time.

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.



1 Parkgate Cottages at Horns Corner is set in a peaceful village location surrounded by open countryside. The property enjoys easy access to local amenities, well-regarded schools and scenic walking routes, while good road links connect to nearby towns including Battle and Bexhill. Mainline stations in the area provide onward services to London and the coast.





Floor 0

Approximate total area⁽¹⁾
816.44 ft²
75.85 m²

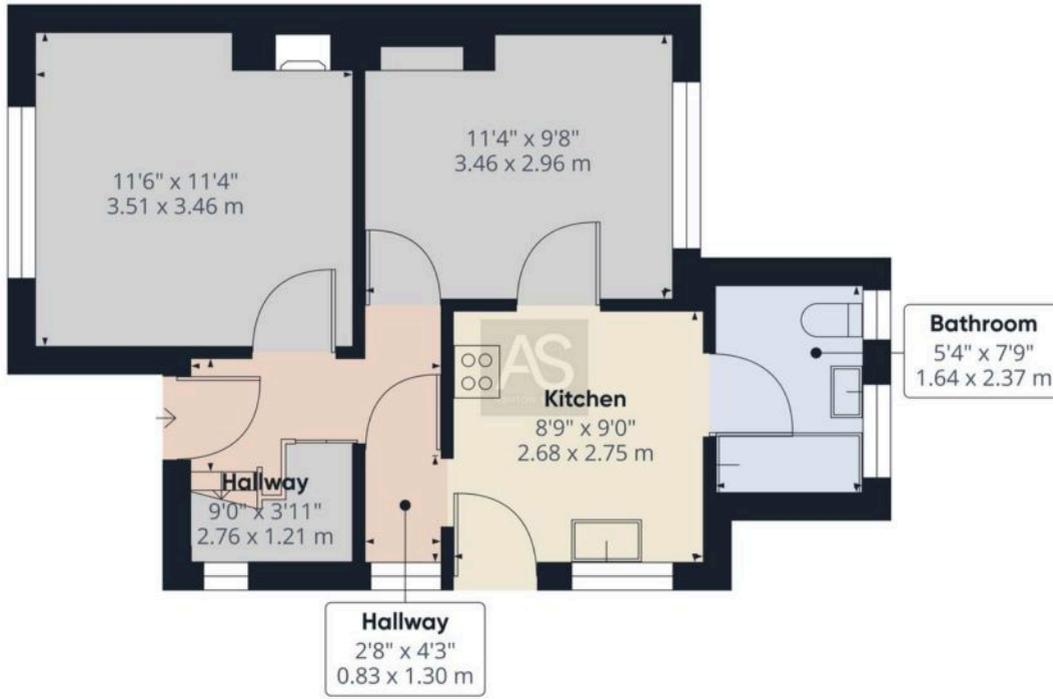
(1) Excluding balconies and terraces

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



Floor 1



Floor 0

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