



## **Comley Bank Crouch Lane Battle, Sussex TN33 9EG**

**£550,000 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.

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