



## 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



01424 772954  
[info@ashtonstripp.co.uk](mailto:info@ashtonstripp.co.uk)  
33 High Street,  
Battle,  
TN33 0EH

Situated in a quiet semi-rural location, this chain-free three-bedroom terraced cottage offers a practical layout, traditional features, and a generous rear garden with space to adapt or enhance. With oil central heating and countryside surroundings, it's well suited to buyers seeking simplicity and potential in one.

The front living room includes a fireplace and front-facing window, offering a bright and comfortable reception space. The adjoining kitchen is fitted with white cupboards, an electric oven and hob, and direct access to the rear garden — ideal for everyday ease and summer use. The ground-floor bathroom, set just off the kitchen, is finished in clean white tiling and includes a bath with shower overhead.

Upstairs, there are three bedrooms. The main bedroom includes built-in storage and a feature fireplace, while the second and third bedrooms provide space for guests, home working or family use.

The rear garden is a key feature — long and full of potential for landscaping, growing, or creating outdoor zones for entertaining or relaxing. Oil central heating is installed throughout, and the home is fully double glazed.

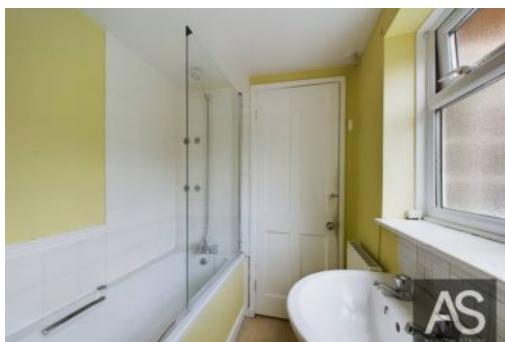
Located in a peaceful position yet within easy reach of nearby amenities and transport links, this property offers countryside living without compromise.

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



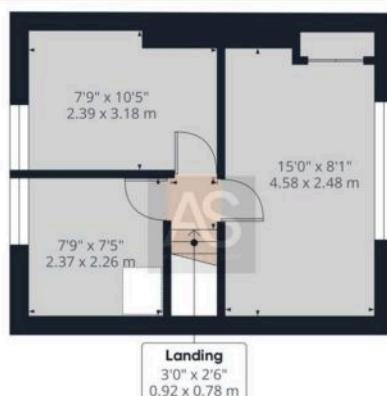


Floor 0



Approximate total area<sup>(1)</sup>

576.19 ft<sup>2</sup>  
53.53 m<sup>2</sup>



Floor 1

(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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Floor 0

Approximate total area<sup>(1)</sup>  
312.04 ft<sup>2</sup>  
28.99 m<sup>2</sup>

(1) Excluding balconies and terraces

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