



PAUL STRIPP

Netherfield Hill, Battle, TN33
£525,000

 3  2  5  1459 sq ft

PAUL STRIPP
ESTATE AGENT PERSONAL SERVICE
EAST SUSSEX



Chain-free! This home features vaulted reception room ceilings, ground floor shower room, a large kitchen/breakfast area and log burner, plus an additional dining room and a fourth bedroom or study. Spacious garden/outbuildings with driveway.



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ESTATE AGENT PERSONAL SERVICE
FAST SUGGEST

Key Features

- Main reception room with vaulted ceiling and direct garden access
- Expansive kitchen with adjacent large kitchen-diner with log burner
- Separate dining room with fireplace feature
- Flexible room suitable for fourth bedroom or study
- Front bedroom with decorative fireplace and secondary glazing
- Bathroom with walk-in shower and modern fixtures
- Master bedroom with potential for division or en-suite addition
- Potential for garage space on existing concrete base
- Large driveway and garden with summer house and sheds
- Chain free





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LIFE-LONG



Chain-free! This home features vaulted reception room ceilings, ground floor shower room, large kitchen/breakfast area and log burner, plus an additional dining room and a fourth bedroom or study. Spacious garden/outbuildings with driveway.



The main reception room is characterized by vaulted ceilings and dual sliding doors that lead directly to a large garden.

The ground floor shower room with w/c is part-tiled and part-paneled walls, and wood laminate flooring leads.

The kitchen, which features double aspect windows, is equipped with a range of cream cabinets and modern appliances including a built-in dishwasher and electric range cooker. Built in washing machine and built in tumble dryer. Part tiled with plenty of workspace on the grey mottled worktop. This area opens into a dining area with a log burner and a brick feature wall. Storage cupboards on one side.

Separate dining room with a fireplace with a black hearth and white mantle. Understairs storage. Laminate floor. Window on the front aspect

The ground floor also offers a space that can be utilized as a fourth bedroom or a study, equipped with carpeting, a radiator, and a side aspect window.

The main bedroom is spacious, with potential for division into two rooms or for adding an en-suite, complemented by a feature fireplace and views of the garden from two windows. Two storage cupboards.

The upstairs front bedroom features a decorative fireplace, a large storage cupboard, and secondary glazing.

The bathroom includes a walk-in shower, separate bath, part-tiled walls, sink and w/c. Large double glazed window overlooking Netherfield hill.

The loft room on the top floor serves as a sizable double bedroom with views over Netherfield Hill and includes additional storage.

There is a large garden, with summer house, and separate workshop are with two sheds. Large drive with one area of hard standing ideal for garage or car port potential. The garden is a mix of laid lawn with borders and shrubs and a gravel area featuring a raised pond.

Council tax band C

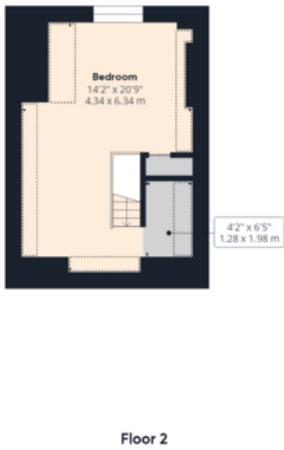
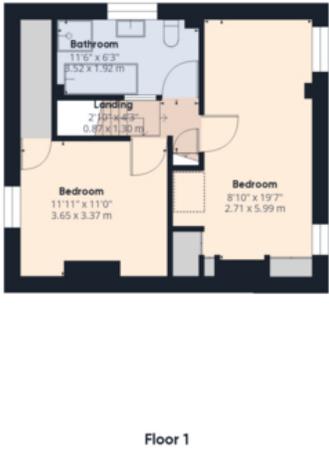




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Approximate total area⁽¹⁾
 1459.43 ft²
 135.59 m²

Reduced headroom
 66.15 ft²
 6.15 m²

(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure Type: Freehold
Council Tax Band:
Council Authority:

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