



Netherfield Hill, Battle, TN33  
£450,000

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Looking for a home where you can add value? This property comes with approved plans for a two-storey extension. With parking for 3+ cars, a garden with a summer house and bar, plus standout features like an original fireplace, spacious kitchen, and bright conservatory, it's full of potential!







# Key Features

- Planning permission for a two-storey extension
- Original fireplace in the main reception room
- Spacious kitchen with ample storage and workspace
- Light-filled conservatory with garden access
- Attic room suitable for a home office or guest space
- Parking for three cars plus gated caravan storage
- Expansive garden with lawn, decking, and outdoor bar
- Large shed for storage or creative use
- Convenient location near schools and amenities
- Blend of character and practicality throughout







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**Reception Room:** The main reception room features an original fireplace, adding charm and warmth, alongside a double-glazed window on the front aspect, radiator and under the stairs cupboard.

**Kitchen:** With a rayburn cooker as a feature (possible to fit log burner) Equipped with vinyl flooring, ample storage, a range of drawers and cupboards, and a spacious worktop area, this kitchen offers practicality and style. Additional features include a ceramic sink, space for a washing machine and space for a tall fridge/freezer, and a splashback tiles around the cooker. Window over looking garden.

**Conservatory:** Accessible from the kitchen, this bright space has windows on one side and glass doors on the other, leading directly into the garden.

**Bedrooms:**

**First Floor:** Two bedrooms—one double at the front with a handy recess area for additional storage, and a single bedroom at the back with peaceful garden views (cupboard housing combi boiler)

**Bathroom:** Positioned at the end of the hallway, the bathroom features a bath with an overhead shower, a radiator with a towel rail, sink, WC, and a vanity unit. A double-glazed window adds natural light and ventilation.

**Attic Room:** A spacious double room with plenty of space for a home office or study nook.

**Outside**

**Parking:** Ample parking options include a large driveway with space for three cars and a gated hardstanding area (previously used by the vendors for a caravan)

**Garden:** Designed for outdoor enjoyment, the garden includes a lush lawn, decking area, fire pit, summer house, and a dedicated bar area—ideal for entertaining and relaxation.

**Location**

Set on the scenic Netherfield Hill in East Sussex, the property provides peaceful rural living with convenient access to local amenities, schools, and transport links, making it ideal for families or those seeking a tranquil lifestyle with expansion potential.







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**Tenure Type:** Freehold  
**Council Tax Band:**  
**Council Authority:**