

**RUSH  
WITT &  
WILSON**



**62 Darvel Down, Netherfield, East Sussex TN33 9QF  
Offers In Excess Of £300,000**

Situated in the popular village of Netherfield is the spacious end terrace property that offers fantastic scope to be a superb family home, subject to a comprehensive range of modernisation and refurbishment throughout.

The current accommodation comprises an entrance hall, dual aspect sitting room, dining room, kitchen, cloakroom and three well proportioned bedrooms and a bathroom. Whilst the property does need updating it also offers scope to further extend the accommodation subject to the necessary consents.

Outside there is spacious rear garden that has become overgrown that backs onto woodland, a single garage and off street parking.

The property is Ideally located within walking distance of the excellent local school, shop/cafe and public house. As well as benefiting from neighbouring woodland and countryside walks and being in Claverham School catchment area.

The property is approached via the driveway leading to a:

**Covered Entrance**

With wooden and glazed door leading into:-

**Entrance Hall**

With inset ceiling lighting, radiator, double glazed window and stairs to first floor with storage cupboard under.

**Sitting Room**

12' x 17'8 (3.66m x 5.38m)

Enjoying a dual aspect with double glazed windows to the side and a bay window to the front, radiator and ceiling lighting.

**Dining Room**

11'7 x 13'9 (3.53m x 4.19m)

With double doors leading onto the rear garden, built-in storage cupboard, ceiling lighting and radiator. Opening leading into

**Kitchen**

10'6 x 9'7 (3.20m x 2.92m)

Fitted with base and wall units with circular sink and mixer tap, eye level oven and five ring gas hob, double glazed window to side aspect and opening into:-

**Utility Area**

With space for washing machine and tumble dryer and door onto the rear garden.

**Cloakroom**

Fitted with a low level w.c, corner wash hand basin, radiator, ceiling lighting and double glazed window.

**First Floor****Landing**

Double glazed window, loft hatch access, built-in cupboard and wall and ceiling lighting.

**Bedroom One**

12'1 x 14' (3.68m x 4.27m)

Double glazed windows to rear aspect, ceiling lighting, radiator and built-in cupboard.

**Bedroom Two**

8'3 x 12' (2.51m x 3.66m)

Double glazed window to front aspect, ceiling lighting and radiator.

**Bedroom Three**

8'7 x 8'1 (2.62m x 2.46m)

Double glazed window to front aspect, ceiling lighting and radiator.

**Bathroom**

9'7 x 5'9 (2.92m x 1.75m)

With a split level tiled floor, fitted with a low level w.c, sunken curved bath with mixer tap and fixed rainfall shower head, circular vanity hand basin with mixer tap and storage beneath, tiled walls, chrome heated towel rail, ceiling lighting and double glazed obscured window to rear aspect.

**Outside****Parking/Garage**

The side of the property is arranged to provided parking with access to a single detached garage and side access to the rear garden.

**Rear Garden**

The rear garden is approximately 70ft but has become overgrown so the full boundary is hard to see. There is an elevated seating area adjacent to the rear of the property with steps that lead and sweep down to what was an entertaining area with a brick built barbecue area and disused pond and an opening into a bar area under the patio. ( please note this is a very poor state of repair and we recommend caution when viewing this area.) The garden then levels out and adjoins woodland at the rear.

**Agents Notes**

None of the services or appliances mentioned in these sale particulars have been tested.

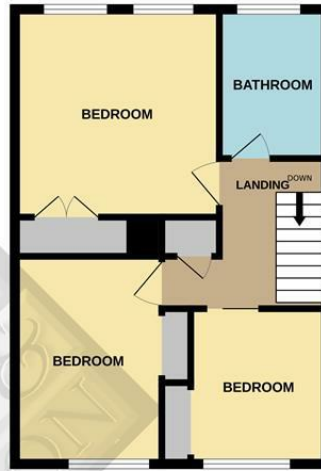
It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band D

GROUND FLOOR  
621 sq.ft. (57.7 sq.m.) approx.



1ST FLOOR  
471 sq.ft. (43.8 sq.m.) approx.

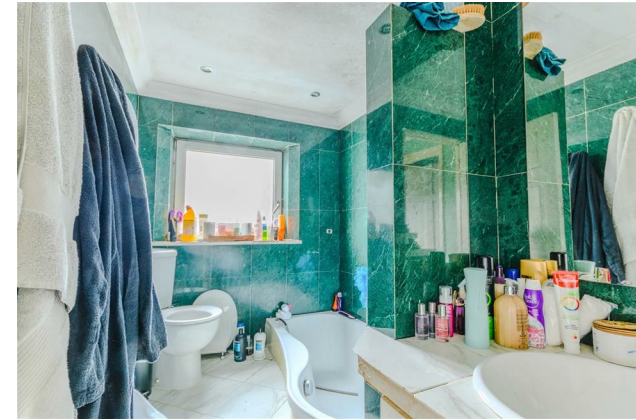


DETACHED GARAGE  
299 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA : 1297 sq.ft. (120.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used at such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	
Current	Potential
	83
68	

Very energy efficient - lower running costs  
 (92-100) A  
 (81-91) B  
 (69-80) C  
 (55-68) D  
 (39-54) E  
 (21-38) F  
 (1-20) G  
 Not energy efficient - higher running costs

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Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

Very environmentally friendly - lower CO<sub>2</sub> emissions  
 (92-100) A  
 (81-91) B  
 (69-80) C  
 (55-68) D  
 (39-54) E  
 (21-38) F  
 (1-20) G  
 Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

