

**RUSH  
WITT &  
WILSON**



**Sea View, Netherfield Road, Netherfield, East Sussex TN33 9QD  
£439,950**



**This attractive three storey period semi-detached property benefits from an elevated position with stunning far reaching rural views towards the English Channel at the front and toward the High Weald at the rear. The accommodation comprises an entrance porch, large welcoming entrance hall, side porch/utility area, sitting room with open fireplace, dining room with open fire opening directly into the kitchen with delightful views over the neighbouring farmland. To the first floor there are two bedroom, a large well appointed bathroom and a walk-in cupboard. The second floor is arranged within the eaves to provided two further connecting rooms.**

**Outside there is a private garden with far reaching views, off street parking and a double detached garage. The property is conveniently located just a short walk to the excellent primary school, village store/cafe, public house and is in the catchment for Claverham school. The bustling market town is a short drive away with a mainline station serving London Charing Cross.**



The property is approached via gated access to a fence enclosed front garden with a composite and glazed front door leading into:-

### **Entrance Porch**

With feature stained glass style window, radiator, space for boots and panelled door through into:-

### **Entrance Hall**

With exposed wooden floors, stairs rising to the first floor landing, radiator and double glazed window to front aspect.

### **Sitting Room**

13'8 x 11'9 (4.17m x 3.58m)

With double glazed window to front aspect, central cast iron open fireplace with attractive tiled insert and granite hearth, wood flooring, radiator and ceiling lighting.

### **Dining Room**

12'6 x 15'1 (3.81m x 4.60m)

With exposed wooden floorboards, open fireplace with wooden mantel, large understairs cupboard, ceiling lighting, radiator, double glazed window to side aspect and an opening leads through into the kitchen which also provided an aspect onto the rear garden.

### **Kitchen**

18'3 x 7'8 (5.56m x 2.34m)

Fitted with a range of base and wall mounted units providing cupboards and drawers with a wood effect working surface and 1 1/2 bowl inset sink unit, built in 4 ring electric hob with cooker hood over, integral eye level oven, space for dishwasher and American style fridge/freezer, wooden flooring, ceiling lighting, double glazed window to rear aspect with stunning rural views and double glazed double doors with rear garden access.

### **Side Porch**

22' x 5'4 (6.71m x 1.63m)

With glazed door to rear and windows to side, lighting and space for washing machine and tumble dryer.

### **First Floor**

### **Landing**

With wooden flooring, two double glazed windows, ceiling lighting, radiator, large walk in storage cupboard 5'2 x 2'9 with separate window and lighting and stairs rising to second floor.

### **Bedroom One**

13'8 x 11'8 (4.17m x 3.56m)

With feature cast iron fireplace and marble surround, exposed wooden floorboards, ceiling lighting, radiator and double glazed window taking in fabulous far reaching views.

### **Bedroom Three**

9'6 x 5'7 (2.90m x 1.70m)

With double glazed window to front aspect with stunning far reaching views towards the Sussex coast, ceiling lighting and radiator.

### **Bathroom**

11'9 x 9'1 (3.58m x 2.77m)

This spacious bathroom comprises a vanity wash with mixer tap and storage beneath, double ended bath with mixer tap, low level w.c, shower cubicle, radiator, chrome heated towel rail, ceiling lighting, airing cupboard and double glazed window to side aspect.

### **Second Floor**

Wooden stairs leading directly into:-

### **Study Area/Office/Occasional Bedroom**

14'6 x 13'1 to the max (4.42m x 3.99m to the max)

Within the eaves with a window to the rear taking in views over farmland, ceiling lighting, radiator, exposed floorboards. This space could make a great study/office areas or combined with the bedroom makes a teenage suite.

### **Bedroom Two**

12'4 x 11'2 (3.76m x 3.40m)

With double glazed window to front aspect with superb views, inset ceiling lighting, radiator and within the eaves.

### **Outside**

### **Double Detached Garage**

Approached via the driveway with a remote operated door and uPvc pedestrian door leading into the rear garden.

### **Garden**

The private rear garden enjoys stunning far reaching rural views and adjoins open fields. The garden is principally laid to lawn which extends to the side of the property and has a large paved seating area ideal for outdoor entertaining and gated side access.

### **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

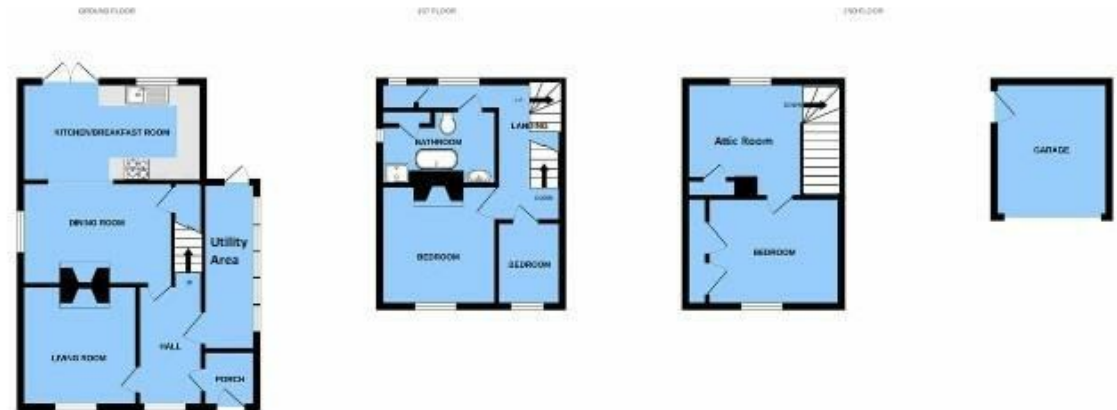
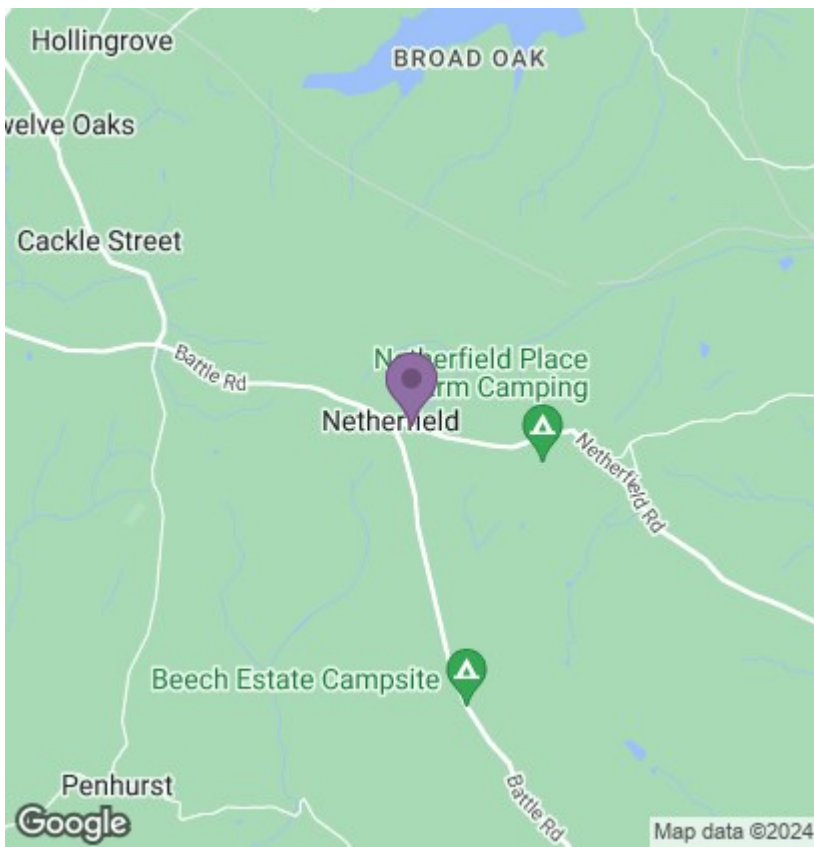




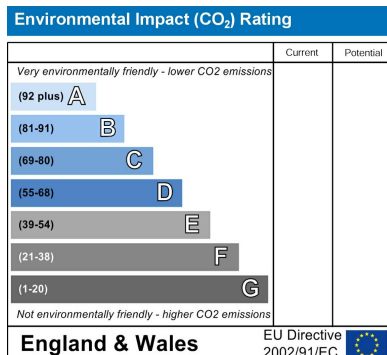
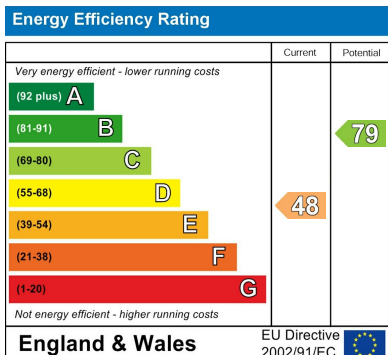








Whilst every attempt has been made to ensure the accuracy of the information contained here, the measurements of areas, volumes, costs and any other data are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as 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.  
Made with Metropac ©2023



Residential Estate Agents  
Lettings & Property Management



88 High Street  
Battle  
TN33 0AQ  
Tel: 01424 774440  
battle@rushwittwilson.co.uk  
www.rushwittwilson.co.uk