

**RUSH
WITT &
WILSON**



Sea View, Netherfield Road, Netherfield, East Sussex TN33 9QD
Guide Price £400,000

*****Guide Price £400,000 - £425,000*****

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.

Dining 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.

Sitting Room

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

With exposed wooden floorboards, open fireplace with wooden mantel, large understairs cupboard, 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 one and a half bowl inset sink unit, built in four ring electric hob with cooker hood over, integral eye level oven, space for dishwasher and American style fridge/freezer, wooden flooring, 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, radiator, large walk in storage cupboard 5'2 x 2'9 with separate window and lighting and stairs rising to second floor, doors off to the following:

Bedroom One

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

With feature cast iron fireplace and marble surround, exposed wooden floorboards, 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, 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 wc, shower cubicle, radiator, chrome heated towel rail, airing cupboard and double glazed window to side aspect.

Second Floor

Wooden stairs leading directly into:-

Bedroom Two

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, radiator, exposed floorboards. This space could make a great study/office areas or combined with the bedroom makes a teenage suite.

Study Area/Office/Occasional Bedroom

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

With double glazed window to front aspect with superb views, 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

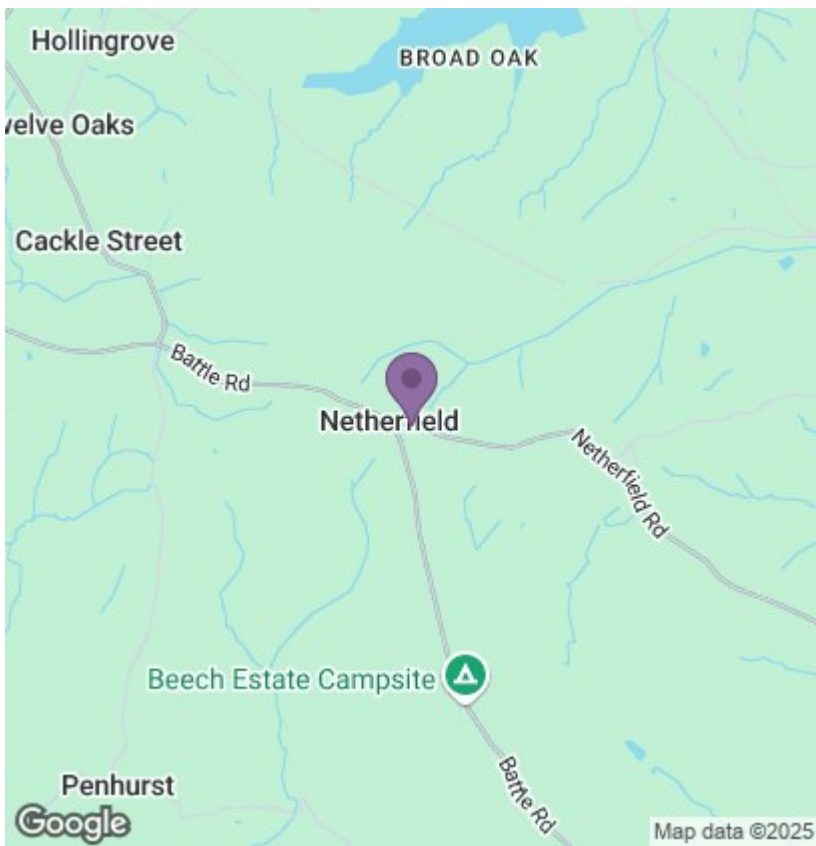
None of the services or appliances mentioned in these sale particulars have been tested.

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.

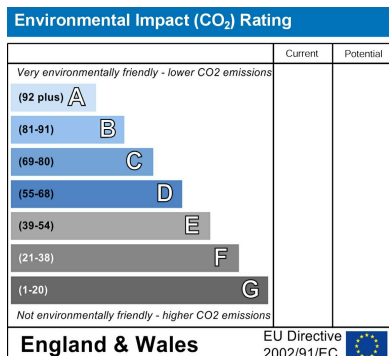
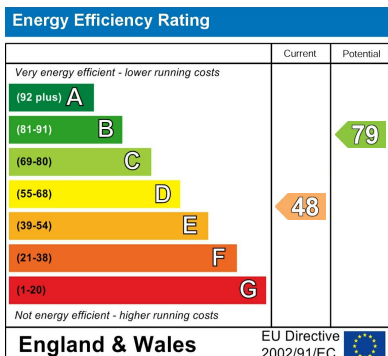
Council Tax Band D







Whilst every attempt has been made to ensure the accuracy of the information contained here, the information is provided as a guide only and is not intended to be relied upon for any specific purpose. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Mapbox ©2023



**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



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