

**RUSH
WITT &
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**6 Darvel Down, Battle, Sussex TN33 9QF
Offers In Excess Of £210,000 Freehold**

A spacious village home on a generous plot — chain-free and full of potential.

Set within the sought-after village of Netherfield, just minutes from historic Battle, this chain-free three-bedroom semi-detached home offers an excellent opportunity for buyers keen to modernise and create their ideal home. Of concrete pre-fabricated construction, it may require specialist lending or a cash purchase, making it particularly suitable for those seeking a project or long-term investment.

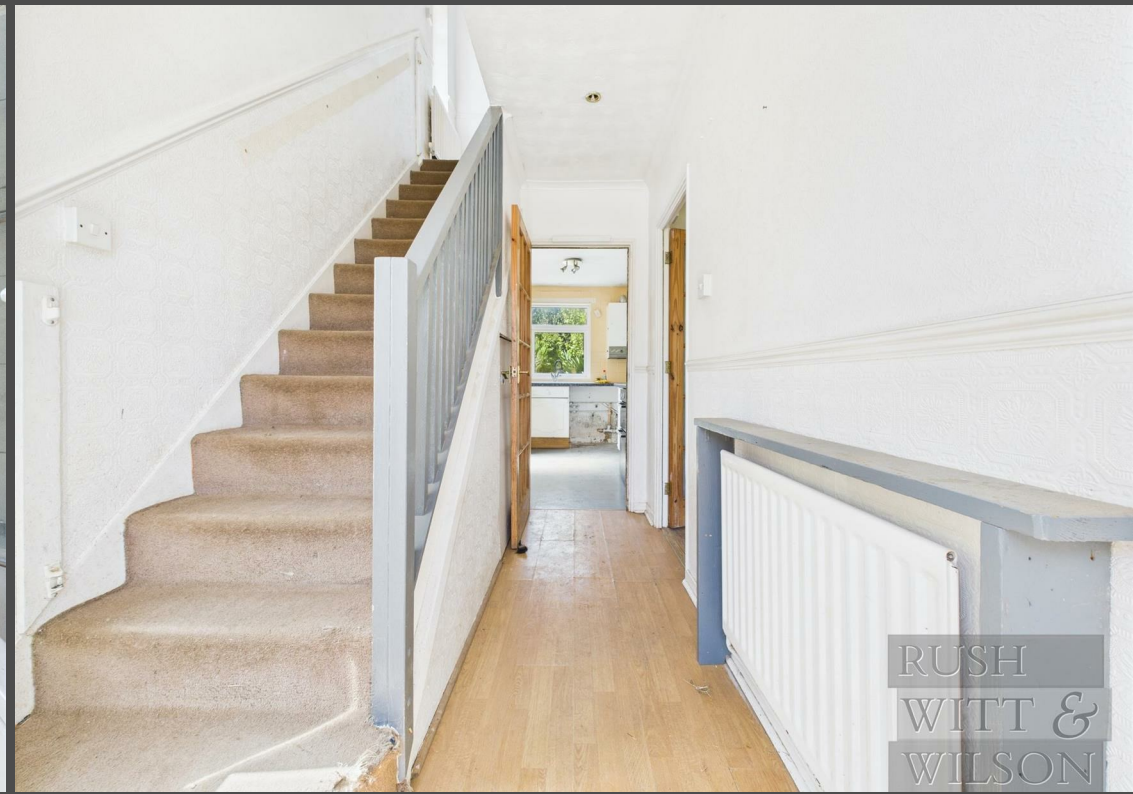
Inside, a light-filled sitting room leads to a separate dining room with lovely garden views, while the kitchen offers exciting scope for reconfiguration. Upstairs are three bedrooms — the main with fitted wardrobes and garden outlook, a second double with storage, and a third ideal as an office or nursery — plus a family bathroom.

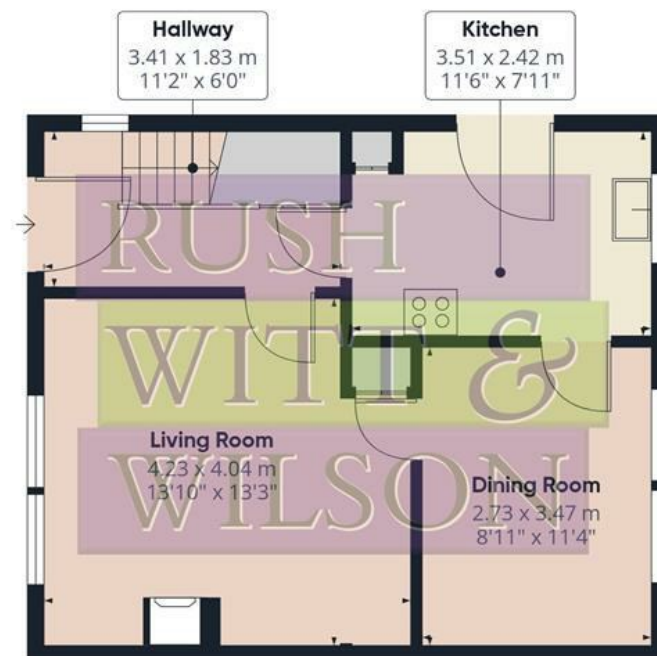
The generous sunny rear garden is well enclosed with mature trees and shrubs, offering excellent scope for extension or redevelopment (subject to planning consent). To the front, there is driveway parking for several vehicles.

Enjoying a peaceful semi-rural setting close to village amenities, local schools, and traditional pubs, the property is also within easy reach of Battle's charming high street and mainline station.









Floor 0 Building 1



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Approximate total area⁽¹⁾

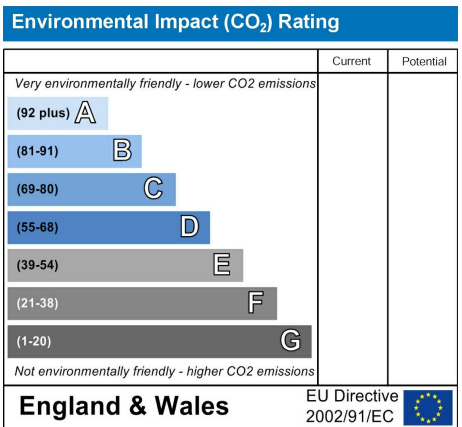
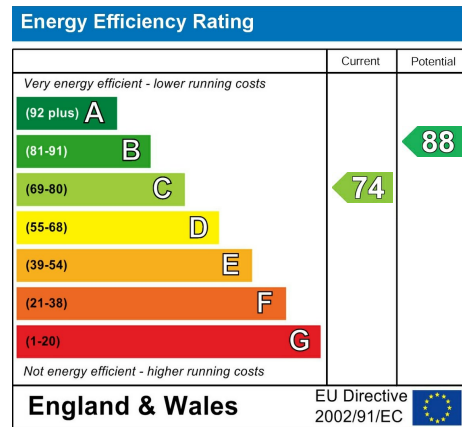
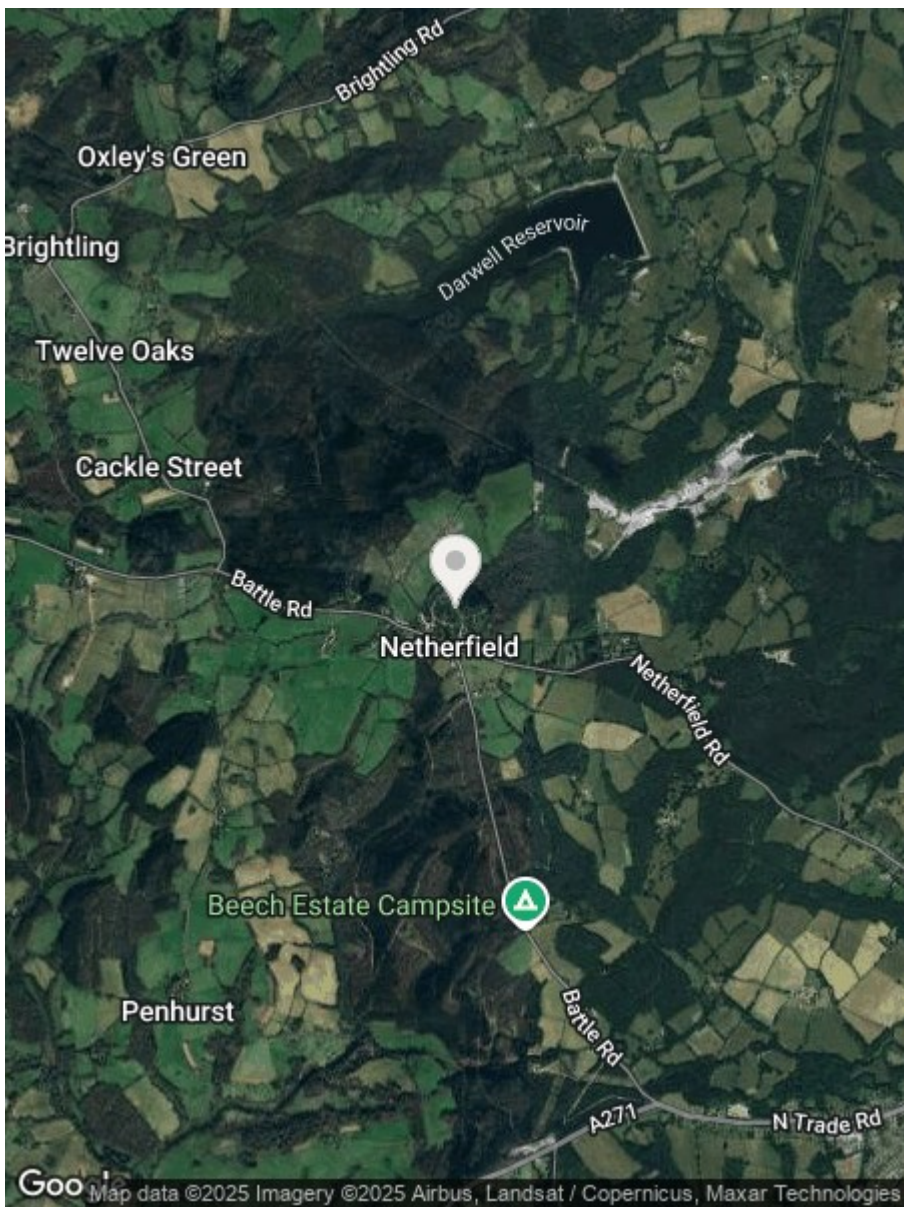
78.3 m²

843 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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 – B

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.