



**AS**

ASHTON STRIPP

**Wayside Netherfield Hill, Battle**

In Excess of **£500,000**



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## Wayside Netherfield Hill

Battle, Battle

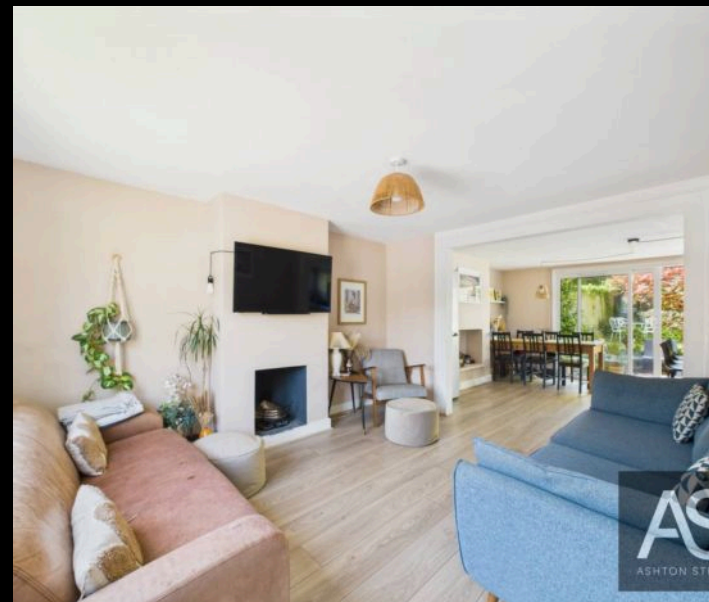
Council Tax band: D

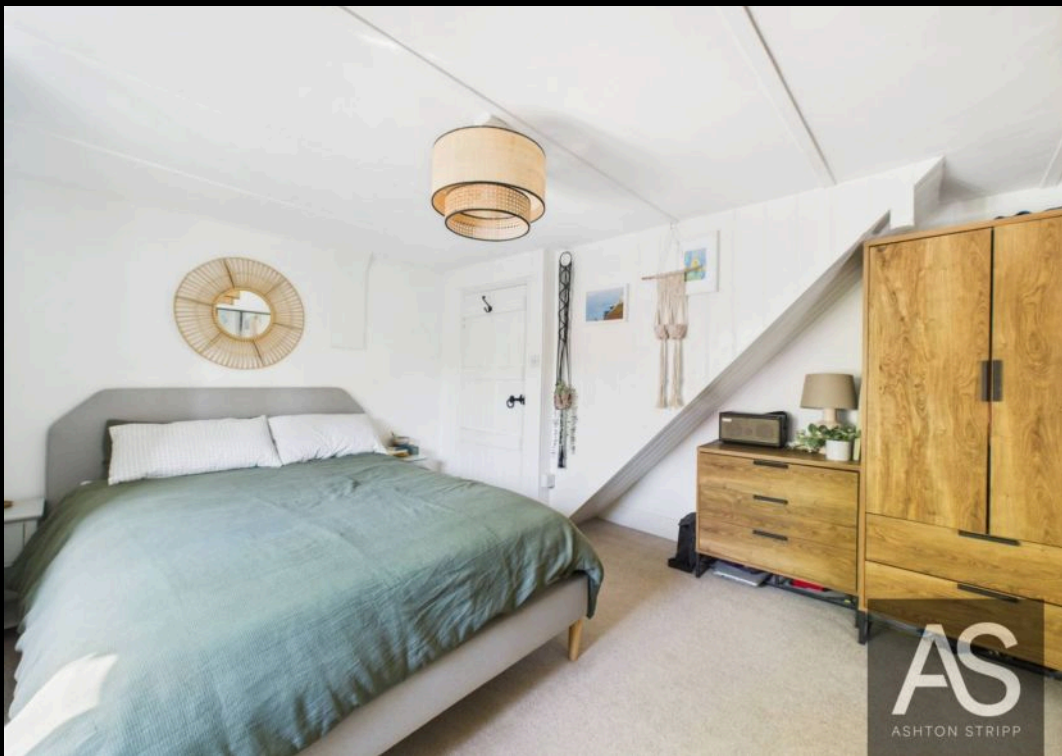
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Open-plan kitchen/diner with hardwood worktops and island
- Separate utility room and downstairs WC
- Three-bedroom home set across three floors
- Modern family bathroom with shower-over-bath
- Light-filled living room with working fireplace
- Southwest-facing garden with patio, lawn and shed
- Top-floor bedroom with eaves storage and front-facing views
- Garage and driveway for 1-2 cars plus electric car charging point
- Close to village amenities, schools and transport links
- Peaceful location within Claverham College catchment







Located on Netherfield Hill, this light-filled home brings together open-plan living, a sociable kitchen/diner, and a sunny southwest-facing garden. With a flexible top-floor room, EV charger, garage and off-street parking, it's ready for modern family life.

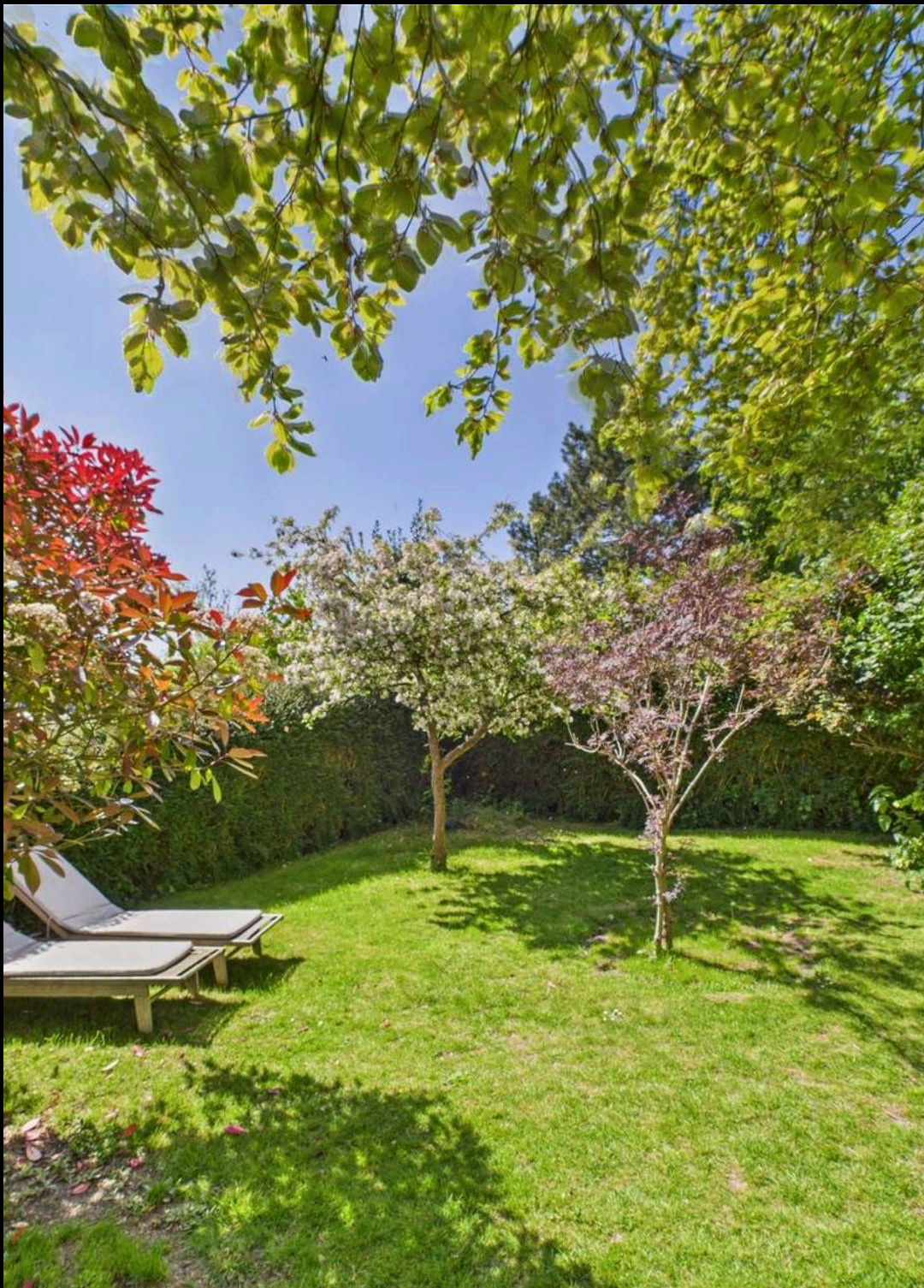
The entrance opens into a tiled porch with a patterned floor, leading into a useful utility room with space for both washing machine and dryer. There's also a ground floor WC with a compact bifold door and a smart grey vanity unit – a handy addition for busy mornings.

At the rear, the kitchen and dining area bring people together. Finished with solid hardwood worktops, sage green cabinetry and a ceramic sink, it's both practical and welcoming. A central island seats three, there's room for a full-size dining table, and sliding doors open straight onto the garden. There's also space for a fridge-freezer and dishwasher, and the feature fireplace offers future potential.

To the front, the living room provides a quieter space, complete with working fireplace and a large window. The ground floor flows well, with wood-effect laminate flooring and plenty of natural light throughout.

Upstairs, the main bathroom has been recently updated with smart, low-maintenance laminate flooring, a shower-over-bath, and useful built-in storage. The two first-floor bedrooms are both doubles with cream carpets, large windows and a calm, neutral finish.

The top-floor bedroom offers flexibility as a third bedroom, office or guest space. It has painted wooden floors, eaves storage, far-reaching views, and is insulated with Celotex for comfort year-round.



### Outside

The southwest-facing garden is easy to maintain – with a patio, paved seating area, and a flat lawn bordered by mature planting. A dry wooden shed provides useful outdoor storage. To the front, there's a single garage, an electric car charging point, and driveway space for one to two cars. The white weatherboarding exterior was fully refurbished and freshly painted in June 2024, enhancing the home's kerb appeal and ensuring a clean, well-cared-for finish.

### Location

Located on Netherfield Hill in East Sussex, the property offers a peaceful setting within easy reach of local schools, village shops, and countryside walks. It sits within the Claverham College catchment area, and nearby transport links make it a practical choice for families seeking both space and convenience.

Council Tax band: D



Floor 0 Building 1



Floor 1 Building 1



Approximate total area<sup>1)</sup>  
1074 ft<sup>2</sup>  
99.8 m<sup>2</sup>

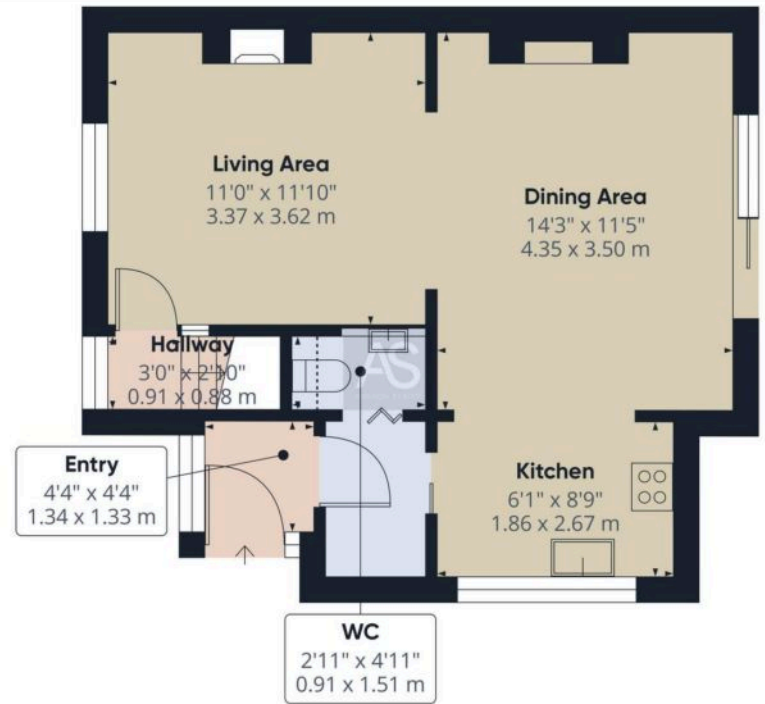
Reduced headroom  
38 ft<sup>2</sup>  
3.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustration purposes only.

Calculations are based on RICS IPMS 3C standard.  
GRAFFI 360



Floor 0 Building 1



Approximate total area<sup>1)</sup>  
425 ft<sup>2</sup>  
39.5 m<sup>2</sup>

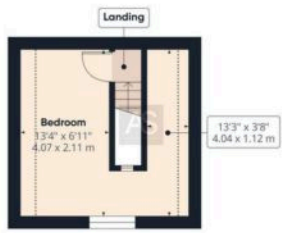
Reduced headroom  
2 ft<sup>2</sup>  
0.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustration purposes only.

Calculations are based on RICS IPMS 3C standard.  
GRAFFI 360



Floor 2 Building 1



Floor 0 Building 2



Approximate total area<sup>1)</sup>  
347 ft<sup>2</sup>  
32.2 m<sup>2</sup>

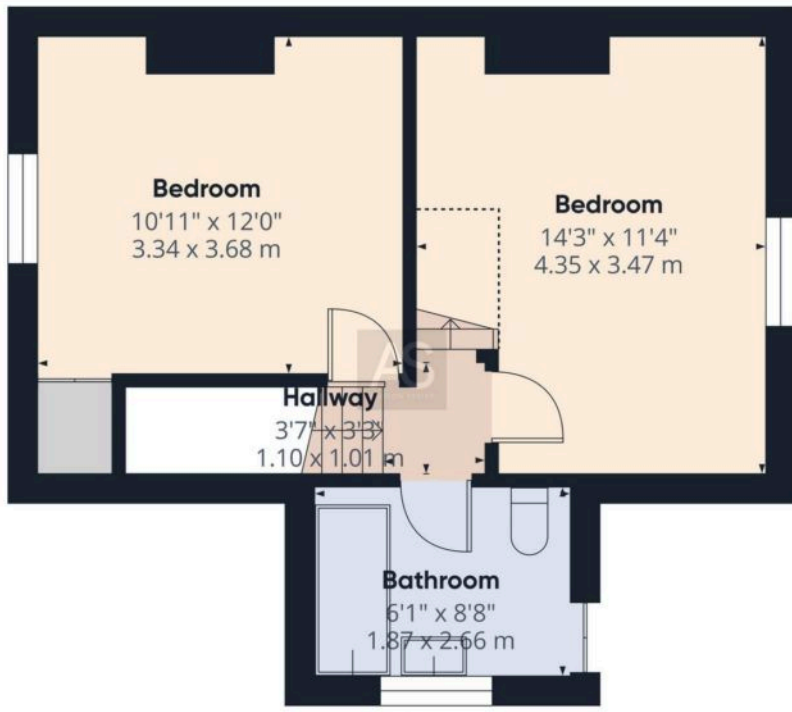
Reduced headroom  
10 ft<sup>2</sup>  
1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustration purposes only.

Calculations are based on RICS IPMS 3C standard.  
GRAFFI 360

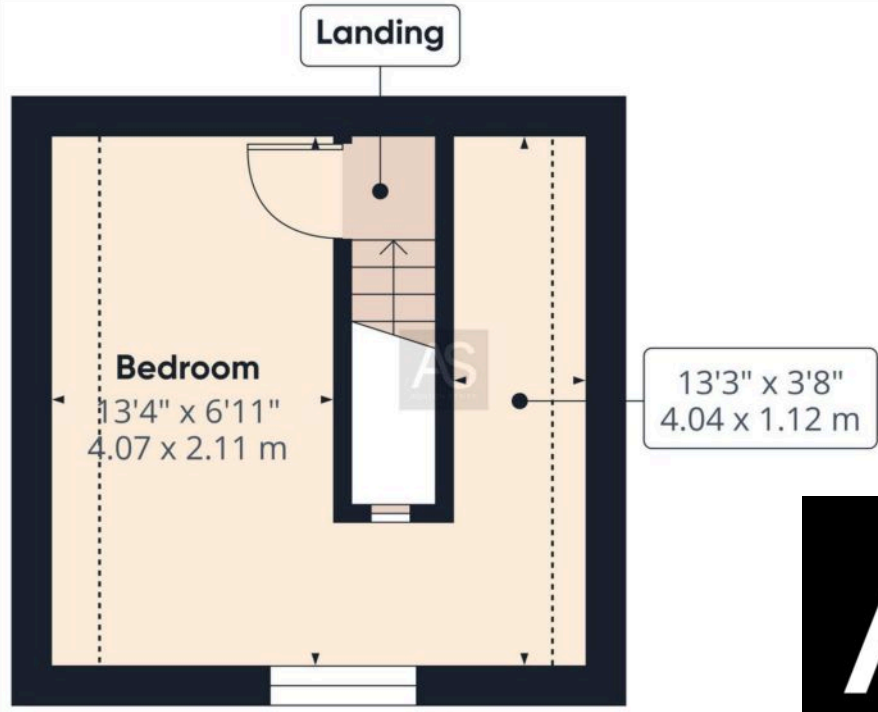


Floor 1 Building 1



Approximate total area<sup>1)</sup>  
158 ft<sup>2</sup>  
14.7 m<sup>2</sup>

Reduced headroom  
25 ft<sup>2</sup>  
2.3 m<sup>2</sup>



Floor 2 Building 1

