



## Cobwebs Netherfield Road, Battle

£525,000 Freehold

Spacious and conveniently located – This beautiful home offers a bright double-aspect living room with a cosy log-burner and stunning outdoor spaces. With ample parking, breath-taking views, and easy access to top schools and local amenities.



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As you enter the property, you are greeted by a welcoming hallway, leading to the living room, which is double-aspect, allowing for plenty of natural light. It features a fireplace with a log burner, creating a cosy atmosphere, and wood-effect laminate flooring for warmth and comfort. It's a good-sized room, perfect for relaxation or entertaining.

Next, the hallway leads to the dining room, which benefits from a front aspect window, wood-effect floors, a radiator, and storage cupboards. A door from the dining room opens onto the kitchen, which offers a tiled floor, a range of white drawers and cupboards with an oak worktop, and ample space for a range cooker and other white goods. The stainless steel sink is positioned by a window overlooking the garden, with spotlights under the wall cabinets adding a modern touch.

Adjacent to the kitchen is the utility room, offering plumbing for white goods, a worktop, a stainless steel sink, a WC, and additional cupboard space for storage.

Upstairs, the spacious central staircase and landing is illuminated by a window and provides extra storage space leading to the bedrooms.

The main bedroom is also located upstairs, offering a double-aspect layout with French doors opening to a terrace. This large room includes an en suite that is fully tiled, with a heated towel rail extractor fan, shower attachments, and a rainfall shower head in a walk-in shower. The en-suite also features a WC and sink, providing a luxurious private space

To the front of the property, Bedroom 2 is a double bedroom with a radiator and a window showcasing lovely views of the surrounding area.

Further down the landing, Bedroom 3, another double, is located at the rear of the property, featuring a window and a radiator.

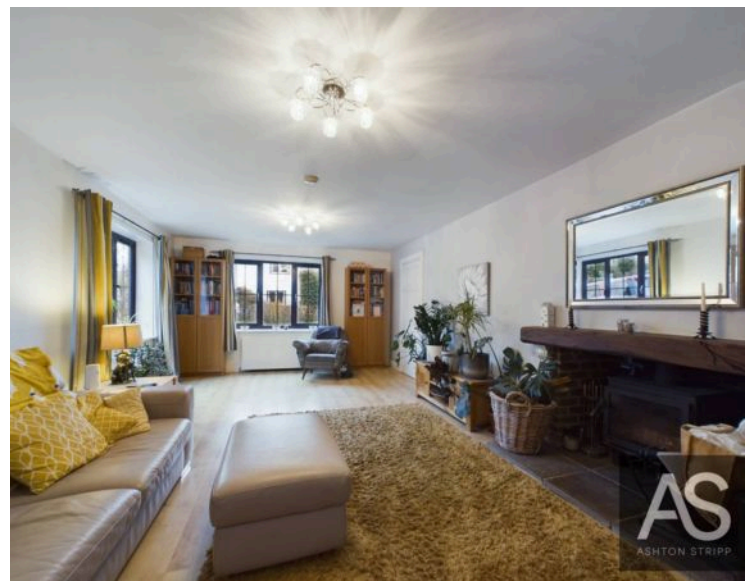
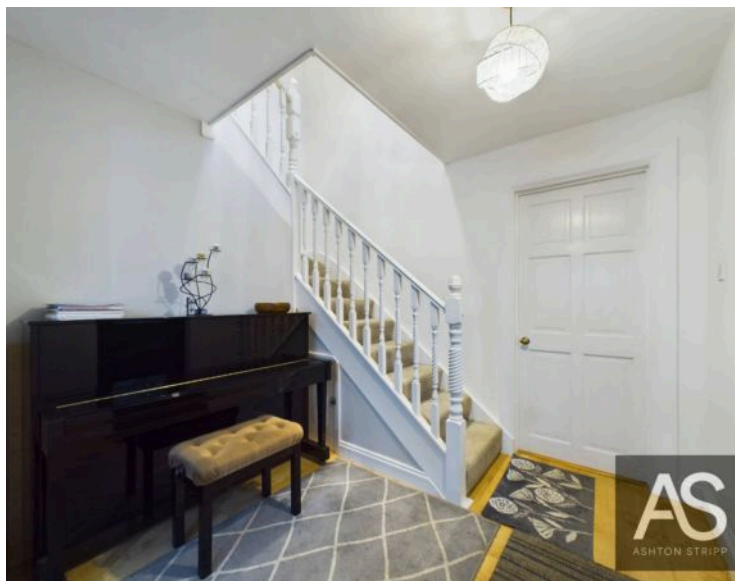
Bedroom 4 (or office) offers a radiator and a window with a front aspect, making it a versatile space, perfect for use as a study or 4th bedroom.

The family bathroom is well-equipped with cream tiled flooring and partly-tiled walls. It features a WC, sink with vanity unit, and a bath with shower attachments above. There's also a heated towel rail and a window for ventilation.

Parking is available at the front of the property, providing ample space for vehicles.

The home offers decking at both the front and back, along with a raised shingle area at the rear that boasts amazing views. A summer house completes the outdoor space, offering additional storage and functionality. There is outside lighting and there are three electrical power points in the garden.

Council tax band F.



- Well-presented family home in a sought-after location
- Close to local amenities, parks, and good schools
- Versatile accommodation ideal for modern family life
- Stunning outdoor areas including decking and raised shingle area with amazing views
- Off-road parking with space for multiple vehicles
- Log burner in living room, creating a cosy atmosphere
- Modern kitchen with oak worktops, range cooker, and space for white goods
- En suite main bedroom with French doors to terrace and walk-in shower
- Utility room with plumbing for white goods and additional WC
- Three double bedrooms and one single bedroom.



Battle is a historic market town known for its charming high street, excellent schools, and strong community spirit, all set against the backdrop of the famous 1066 battlefield. With beautiful countryside walks, independent shops, and great transport links to London and the coast, it offers the perfect balance of rural charm and modern convenience.





Floor 0

Approximate total area<sup>®</sup>  
1417.94 ft<sup>2</sup>  
131.73 m<sup>2</sup>

(1) Excluding balconies and terraces

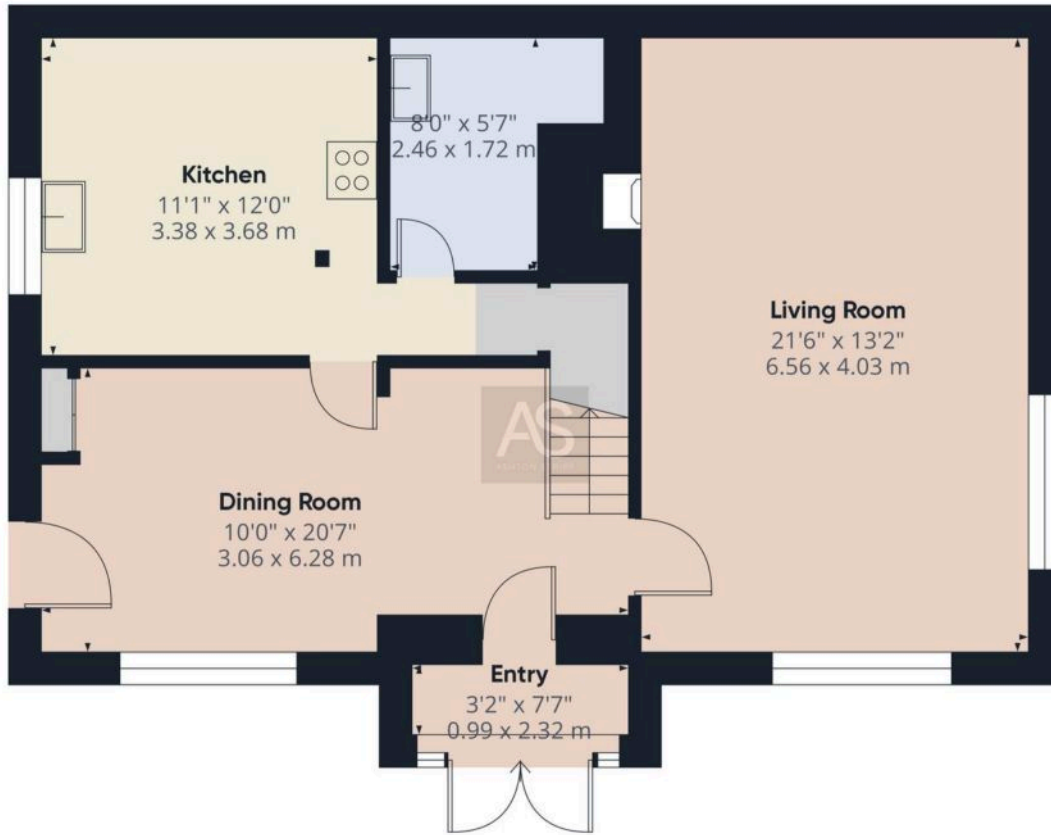
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360



Floor 1



Floor 0



Approximate total area<sup>®</sup>  
725.06 ft<sup>2</sup>  
67.36 m<sup>2</sup>

(1) Excluding balconies and terraces

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