



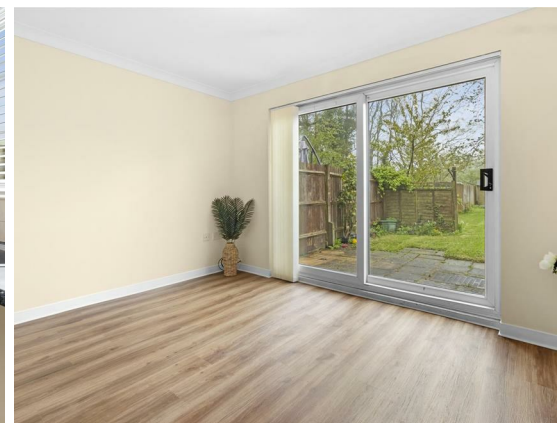
THE
PARK LANE GROUP



TO LET

Darvel Down,
Netherfield, Battle

£1,225 Per Month



Park Lane House, 141-145,
Bohemia Road, St Leonards On
Sea, East Sussex, TN37 6RL

Date Available: 3rd September 2026

Council Tax Band: B

Deposit: £1,413

House - Semi-Detached



- *COMING SOON*
- Generous Lounge With Glass Sliding Patio Doors To Rear Garden
- Idyllic Rural Village Location In Netherfield
- Private Off-Street Parking on Private Driveway
- Easy Access To Battle Train Station With Direct Links To London
- Modern Shaker Style Kitchen With Ample Storage
- Close To Local Shops, Amenities, And Village Pubs
- Good Sized Rear Garden With Patio And Lawn
- Close to Claverham Community College & Battle Abbey School
- Two Spacious Bedrooms

Property Description
Set within the idyllic village of Netherfield, just outside Battle, this spacious two-bedroom home offers well-presented accommodation in a rural location.

Upon entry into the property, you are welcomed by a well-appointed shaker-style kitchen designed with both practicality and style in mind. Offering ample cupboard and worktop space, it provides plenty of storage for everyday use, along with an oven, gas hob and extractor fan. A useful understairs cupboard, accessed from the kitchen, adds further valuable storage space, while newly installed luxury vinyl tiled flooring flows seamlessly through into the living room, creating a cohesive and modern finish.

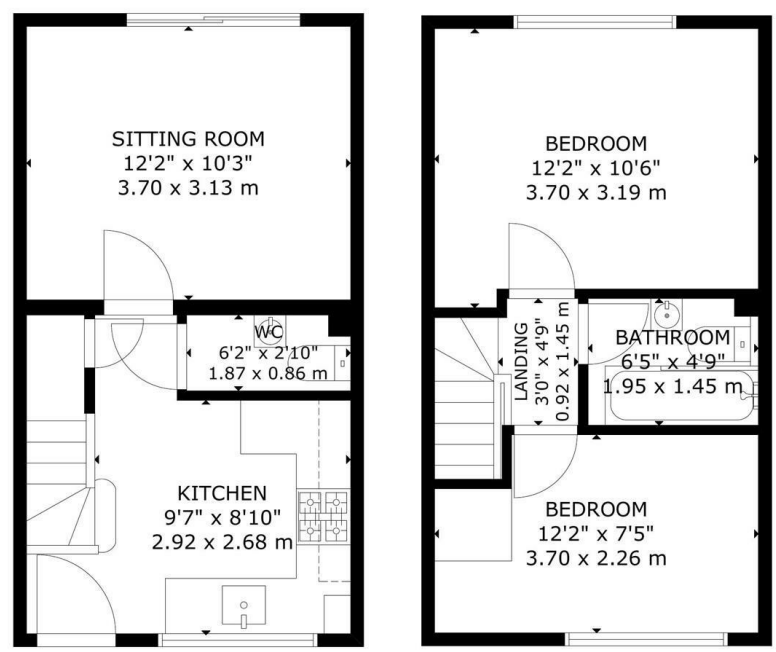
The generous lounge offers a bright and welcoming living area, with glazed sliding patio doors opening directly onto the rear garden, creating an ideal space for both relaxing and entertaining. A downstairs W/C completes the ground floor.

Upstairs, there are two well-proportioned bedrooms, along with a main family bathroom featuring a bath with shower mixer over.

Outside, the property enjoys a good-sized rear garden, featuring a patio area ideal for outdoor seating and a lawned section, complete with a shed, along with the added benefit of driveway parking.

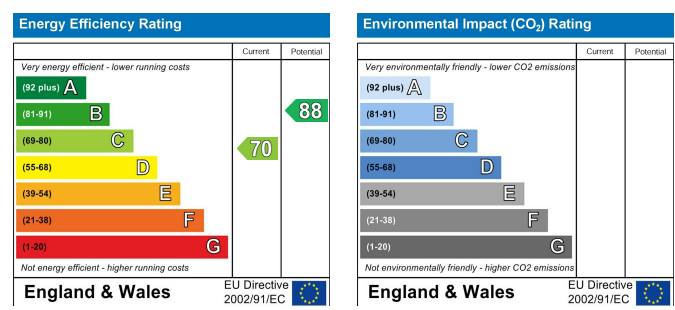
Netherfield offers a range of local shops and amenities, a bus service, and traditional village pubs, along with a primary school. The property also sits within easy reach of the historic town of Battle, which provides a wider selection of everyday amenities and schooling options, including Battle Abbey School, Claverham Community College, and other well-regarded local primary and secondary schools in the surrounding area. Battle train station is just a short distance away, offering direct links to London in approximately 1 hour and 20 minutes.

*Photos are taken of the property next door, so there may be some slight differences



FLOOR 1 **FLOOR 2**

GROSS INTERNAL AREA
TOTAL: 52 m²/552 sq ft
FLOOR 1: 26 m²/277 sq ft, FLOOR 2: 26 m²/275 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



IMPORTANT NOTICE – These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.