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**Netherfield Hill, Battle, East Sussex TN33 0LH**  
**Guide Price £500,000 - £550,000 Freehold**

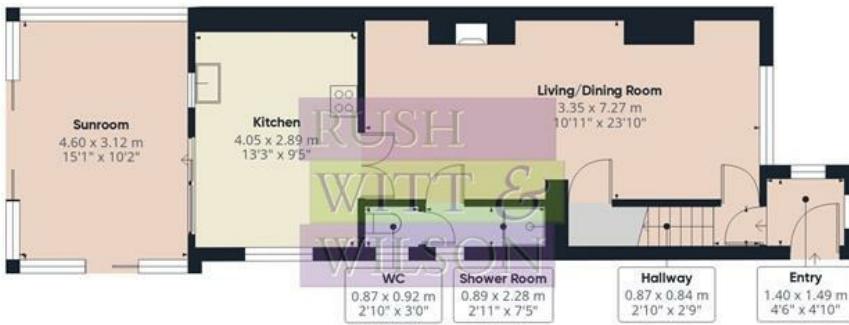
GUIDE PRICE £500,000-£550,000

This charming three-bedroom semi-detached cottage, set in the highly desirable & peaceful Netherfield Hill, offers an immediate sense of style & character from the moment you arrive. The white timber-clad exterior, coupled with off-road parking & an oak car port, creates wonderful kerb appeal that continues throughout the home. You enter through the porch, which leads either up to the first floor or directly into the large, light-filled living/dining room. This welcoming space features wood-effect flooring & a wood-burning stove set within a brick inglenook fireplace, creating a cosy & inviting atmosphere. A tucked-away shower room sits just off this area, leading through to the bright & well-proportioned kitchen, with characterful blue shaker-style cabinetry. From here, the peaceful setting truly comes into view, with the tiled floor flowing seamlessly into the sunroom. Full-length glazing brings in an abundance of natural light & frames stunning views across the garden, with access from both the side & rear doors. Upstairs, the charm continues with two generous bedrooms, the master offering beautiful rear-facing views. Stairs then lead to the converted loft space, where exposed brickwork adds character. This area currently provides a practical office, alongside a stylish & light family bathroom, before continuing to the third, light-filled bedroom. Outside, the property becomes a tranquil retreat. A brick-paved patio with a delightful seating area & pergola provides the perfect spot for enjoying the south-westerly aspect or entertaining family & friends. The landscaped lawn extends beautifully, offering multiple seating points, a pond & pathways leading to attractive outbuildings clad in waney-edged timber boarding, giving further versatility & options. Beyond this, an additional extended garden area completes the space, making it ideal for those seeking peace, nature & plenty of outdoor enjoyment.







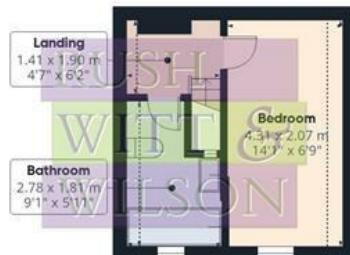


**Approximate total area<sup>(1)</sup>**

98.7 m<sup>2</sup>  
1063 ft<sup>2</sup>

**Reduced headroom**

2.2 m<sup>2</sup>  
23 ft<sup>2</sup>



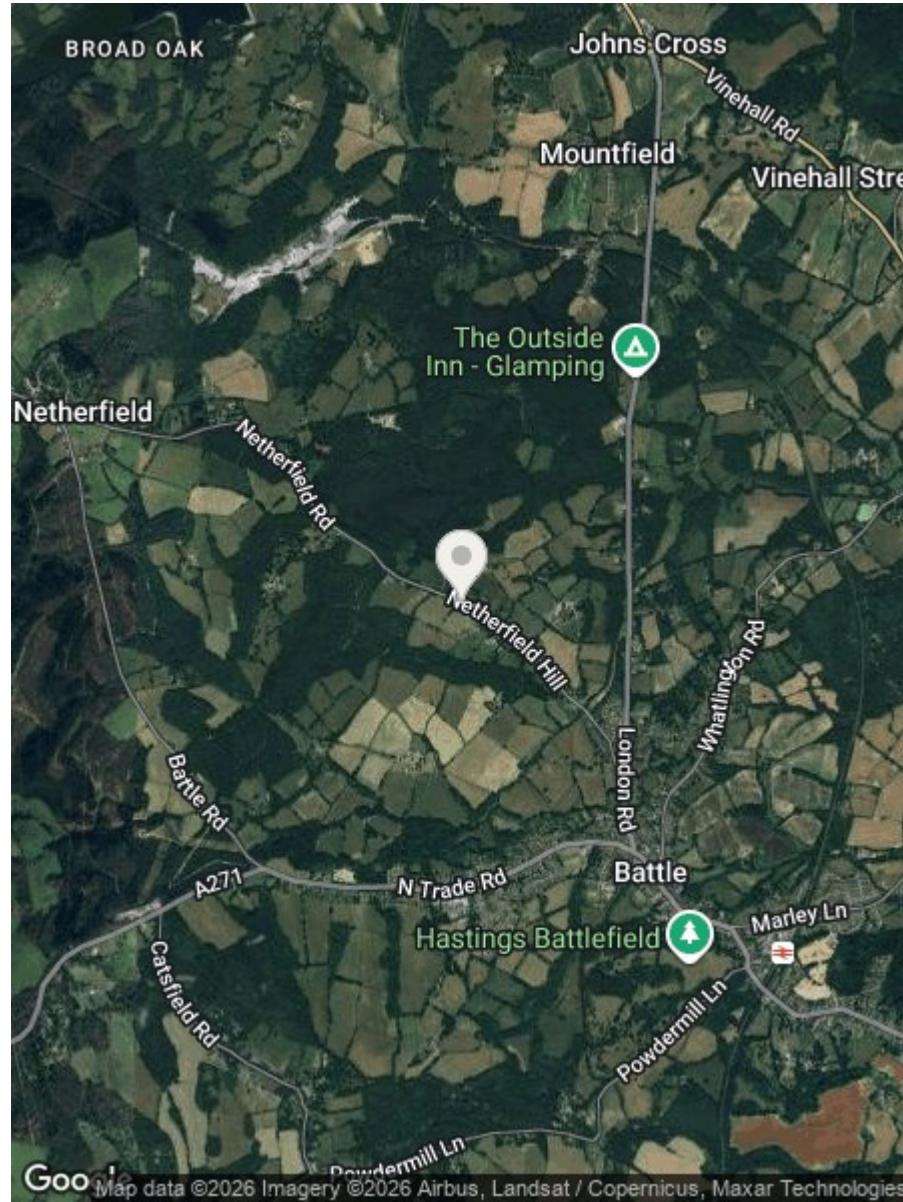
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band - D

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

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