

**RUSH
WITT &
WILSON**



RUSH
WITT &

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.









Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

98.7 m²

1063 ft²

Reduced headroom

2.2 m²

23 ft²

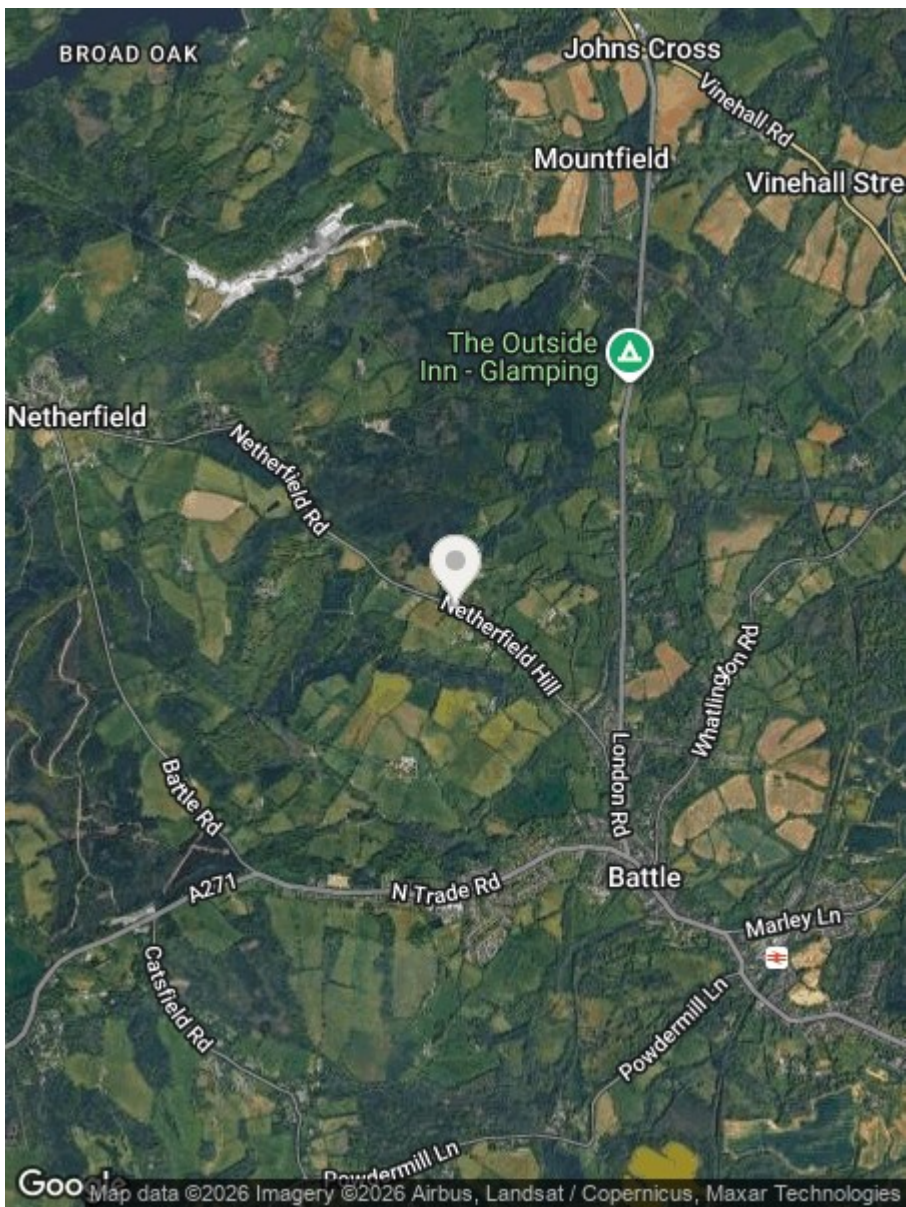
(1) Excluding balconies and terraces

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.

GIRAFFE 360



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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**88 High Street
Battle
TN33 0AQ
Tel: 01424 774440
battle@rushwittwilson.co.uk
www.rushwittwilson.co.uk**