



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Sea View, Netherfield Road, NETHERFIELD, East Sussex TN33 9QD **oieo £375,000 freehold**

Set in a commanding location with fabulous rural views towards the English Channel is this attractive 3 bedroom period property that retains character and charm with an enclosed garden, parking and double garage, all set within just a short distance of the village shop and primary school.

Semi-Detached Property
Off Road Parking

2 Reception Rooms
Level Rear Garden

3 bedrooms
Fabulous Rural Views

Double Garage
Close to Amenities

Description

This attractive three storey period property stands on elevated ground with stunning rural views towards the English Channel yet just a short stroll from the village shop and primary school. Viewing is essential to appreciate the spacious accommodation that is laid out over three floors and retains a great deal of character and charm. Arranged around a large reception hall, there are two principle reception rooms, both with open fireplaces. The dining room opens into the kitchen which looks out onto the garden and the fields beyond. Over the first and second floor are three/four bedrooms and a large family bathroom. All the bedrooms enjoy lovely rural views either to the front or rear and outside there is a small enclosed garden, off road parking and a double garage. With its convenient location being close to the centre of the village and within a short drive of the historic town of Battle, viewing is highly recommended.

Directions

From our office in Battle High Street proceed in a northerly direction taking the third exit at the roundabout onto the A2100 London Road. Proceed down the hill turning left signposted Netherfield and continue all the way along Netherfield Road where the property will be found towards the end on the right hand side just after the old Netherfield Arms public house.

What3Words://bloom.juror.drag

THE ACCOMMODATION COMPRIMES

A double glazed door through to

ENTRANCE PORCH

with stained glass window and panelled door through to

RECEPTION HALL

with exposed wooden floors and stairs rising to the first floor landing.

DINING ROOM

12' 8" x 11' 9" (3.86m x 3.58m) with window to front, central cast iron fireplace with tiled insert and granite hearth, wood flooring throughout.



SITTING ROOM

14' 10" x 12' 7" (4.52m x 3.84m) with exposed wooden floorboards, open fireplace with wooden mantel, large understairs cupboard. A wide opening leads through to



KITCHEN/BREAKFAST ROOM

23' 4" x 9' 2" (7.11m x 2.79m) with window and double doors opening onto the garden and fitted with a range of base and wall mounted kitchen cabinets providing cupboards and drawers, twin eye level ovens, and a wood effect working surface with inset sink unit, built in 4 ring hob with extractor above, space and plumbing for appliances.

SIDE PORCH

22' 0" x 5' 1" (6.71m x 1.55m) with glazed door to rear and windows to side.

FIRST FLOOR LANDING

with large walk in storage cupboard and stairs rising to second floor.

BEDROOM 1

13' 10" x 11' 10" (4.22m x 3.61m) with cast iron fireplace with marble hearth, exposed wooden floorboards and window taking in fabulous far reaching views.



BEDROOM 2

9' 7" x 5' 9" (2.92m x 1.75m) with window to front.

BATHROOM

fitted with a white suite comprising a panelled bath with centre taps, separate shower cubicle, wash hand basin with mixer tap, low level wc and an airing cupboard with slatted shelves.



SECOND FLOOR LANDING/OCCASIONAL BEDROOM

14' 5" x 14' 5" (4.39m x 4.39m) average, with sloping ceiling, window to rear taking in views over farmland.

BEDROOM 3

12' 4" x 11' 8" (3.76m x 3.56m) within the eaves, double glazed window to front taking in fabulous views, part panelled, eaves storage space.

DOUBLE GARAGE

with electric up and over doors, power and light.

OUTSIDE

The property has a small area of garden to the front and an enclosed level garden to the rear that wraps around to the side of the property and gives access to the garage. To the front of the garage is parking for at least two vehicles.



COUNCIL TAX

Rother District Council
Band D - £2,628.87

Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774

We will be pleased, if possible, to supply any further information you may require.

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.