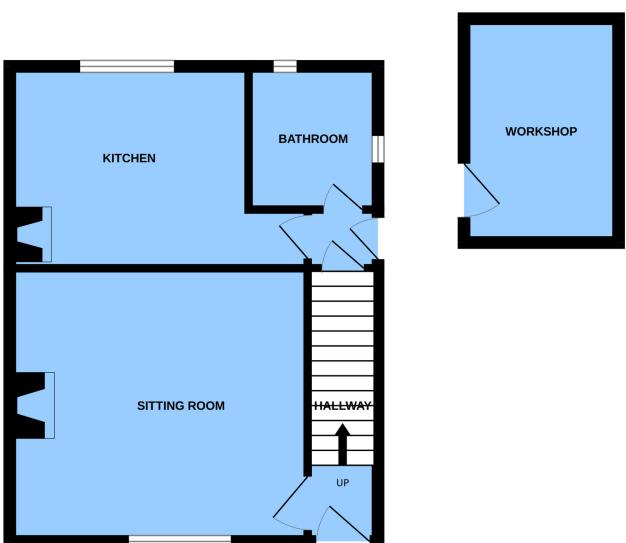
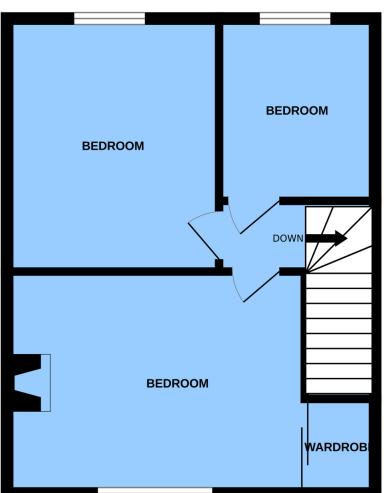


GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other features are approximate. 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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1 Cherry Tree Cottages, Netherfield Hill, Battle, East Sussex TN33 0LF

oieo

£400,000

Situated on Netherfield Hill with attractive views and within a short walk to the town is this semi-detached three bedroom cottage that is in need of considerable improvement with excellent potential to be extended, with a large area of garden and potential for off road parking subject to planning permission.

Semi Detached Cottage 3 Bedrooms

In Need of Improvement Close to Town

Description

Built in the 1930s by Netherfield Estate and offered on the open market for the first time, viewing is highly recommended to appreciate the potential of this semi-detached period cottage that stands elevated with lovely views on Netherfield Hill. The property is in need of complete improvement but offers an excellent opportunity to be personalised to individual requirements. The side garden is larger than average and it is considered there could be potential to create off-road parking, extend the house or create a separate dwelling within the side garden, subject to any necessary consents.

Directions

From Battle proceed west along the High Street turning right at the roundabout onto the A2100. Shortly turn left into Netherfield Road and climb Netherfield hill where the property will be seen on the right hand side.

What3Words: //extension.people.rehearsal

THE ACCOMMODATION

With approximate dimensions comprises panelled and glazed door through to

RECEPTION HALL

Stairs rising to first floor landing.

LIVING ROOM

13' 8" x 12' 7" (4.17m x 3.84m) With window to front, central brick fireplace with cupboards and drawers to the side, electric heater.



KITCHEN

10' 5" x 9' 1" (3.17m x 2.77m) With window to rear, tiled open fireplace, high level cupboard housing immersion tank, fuse board and fitted with a stainless steel sink unit with space for appliances.



REAR HALLWAY

With glazed door to outside, larder cupboard 5' 6" x 2' 8" (1.68m x 0.81m).

BATHROOM

6' 0" x 5' 4" (1.83m x 1.63m) Dual aspect, partly tiled with panelled bath, pedestal wash hand basin, close coupled wc, heated towel rail.

FIRST FLOOR LANDING

With window to side.

MAIN BEDROOM

17' 6" x 10' 7" (5.33m x 3.23m) max into wardrobe, window to front, cast iron feature fireplace, exposed wooden floorboards, cupboard with hooks and separate sliding cupboard with hanging and shelving with storage above.



BEDROOM 2

12' 2" x 8' 5" (3.71m x 2.57m) Window to rear, electric heater.

BEDROOM 3

8' 9" x 8' 6" (2.67m x 2.59m) Window to rear.

OUTSIDE

The property is approached over a shared pathway with the adjoining cottage. The gardens are somewhat overgrown and enclosed, equating to 0.14 acres, with mature hedging, they provide a large area to the front that extends around to the side with a detached brick outhouse to the rear. A pathway extends across the back of the property with a small area of lawn and established borders.



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.