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2 Sunny Bank, Netherfield Hill, Battle, East Sussex TN33 0LG

**£375,000 freehold**

A well presented semi-detached character cottage occupying a semi-rural location backing onto open farmland with three bedrooms, two receptions and parking. Claverham Catchment Area and no onward chain.

Semi-Detached Cottage  
Backing onto Farmland

3 Bedrooms  
No Onwards Chain

2 Reception Rooms

Off Road Parking



#### Description

2 Sunny Bank is an attractive double fronted character property with red brick elevations dating back to the 1930's and retaining features of the time with picture rails in most rooms and an inviting fireplace with log burner in the living room. In addition, on the ground floor is a cottage style kitchen with views across the garden to the fields beyond and a spacious dining room. To the first floor are three bedrooms, two doubles situated to the front taking in brief views to the south back towards Battle and a third single bedroom situated to the rear overlooking the adjoining farmland. The bedrooms are served by the family bathroom. Externally the property has a generous front garden and parking with potential to create more. A gated access leads to the side and rear of the property where there is a secluded patio area which leads into the terraced rear garden with log store, potting shed and two additional sheds, both with power. The garden backs onto farmland giving the property a pleasant rural outlook. The property is situated on the rural outskirts of Battle which offers a comprehensive range of amenities, doctors, dentists, vets, independently owned shops, pubs and restaurants. There is also a mainline station with regular services to London Charing Cross. The area is well served for schools both comprehensive and private, at primary and secondary levels with the highly regarded Claverham School being just a short distance away. The property is close to countryside walks and the area has good recreational facilities. There are lovely beaches at nearby Cooden, Bexhill and Hastings which are a short distance south of Battle. The property is offered to the market with no onwards chain and 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, proceed up Netherfield Hill where the property will be seen on the right hand side indicated by our For Sale board. What3Words://count.pesky.splat.

#### THE ACCOMMODATION COMPRISES

A covered porch with partially glazed door to

#### ENTRANCE HALL

with stairs rising to first floor landing, radiator. Door to

#### DINING ROOM

10' 6" x 10' 5" (3.20m x 3.17m) with window to front, laminate flooring, radiator, picture rail. Door to

#### KITCHEN

13' 10" x 6' 3" (4.22m x 1.91m) with two windows to the rear, tiled floor and fitted with a variety of base and wall mounted kitchen cabinets incorporating cupboards and drawers with wood effect working surface and tiled splashback, 4 ring ceramic hob with extractor over, double stainless steel sink with mixer tap, integrated electric double oven and grill, space for washing machine and fridge. Large understairs storage cupboard and door to

#### SMALL REAR LOBBY

with door to the rear garden, coat hanging area, tiled floor and door to

#### CLOAKROOM

with wc and window to rear.

#### LIVING ROOM

13' 9" x 11' 7" (4.19m x 3.53m) with window to front, centered around a working log burner with tiled hearth and red brick inset, large cupboard.

#### FIRST FLOOR LANDING

with window to rear taking in countryside views, loft access, airing cupboard with shelves, housing the boiler and hot water tank.

#### BEDROOM 1

11' 8" x 10' 7" (3.56m x 3.23m) with window to front with south facing views back towards Battle, fitted wardrobes.



#### BEDROOM 2

11' 8" x 9' 0" (3.56m x 2.74m) with window to front, with south facing views back towards Battle, fitted wardrobes.



#### BEDROOM 3

8' 6" x 7' 11" (2.59m x 2.41m) with window to rear taking in countryside views, fitted cupboard.

#### FAMILY BATHROOM

7' 2" x 5' 2" (2.18m x 1.57m) with window to side, part tiled walls and fitted with a pedestal wash hand basin, wc, panelled bath with shower attachment over, radiator.



#### OUTSIDE

To the front of the property is a large area of front garden separated into two tiers, the first tier offers a parking space and is predominantly laid to lawn. A footpath leads up to a gate and picket fence to the second tier which is mainly laid to lawn with mature shrubs. Access is given via the side of the property to the rear garden which is separated into two tiers. The first area is a patio area with sheds and leads up to the second tier which backs onto farmland and enjoys pleasant views.

#### 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.