

Campbell's Estate Agents  
74 High Street, Battle, East Sussex TN33 0AG  
tel: 01424 774774  
email: info@campbellsproperty.co.uk

Campbell's

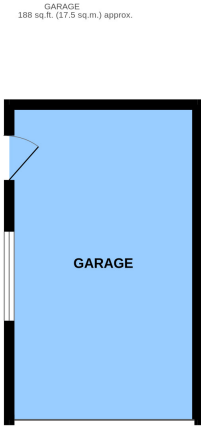
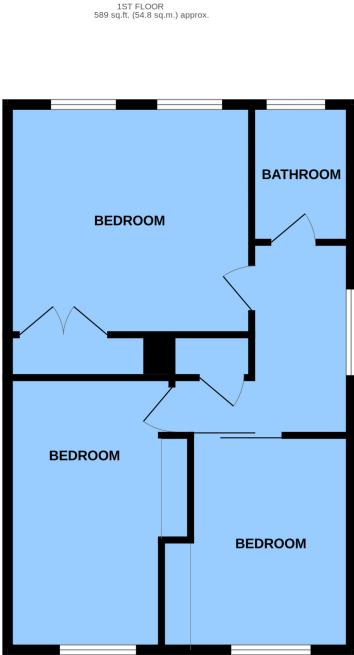
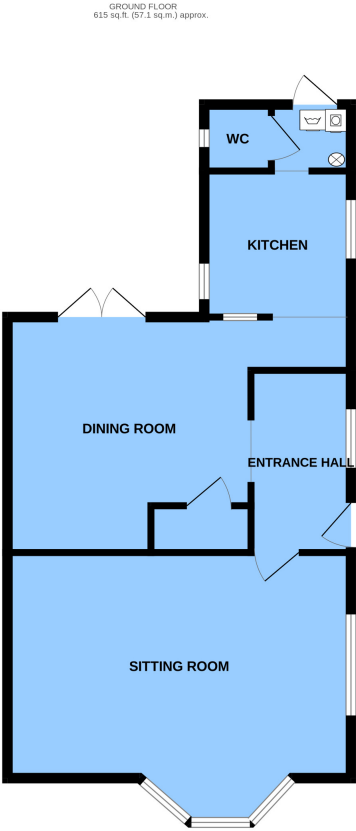
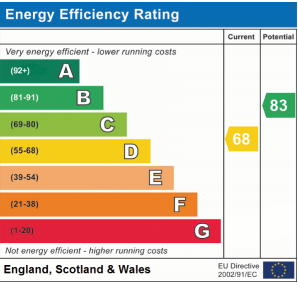
your local independent estate agent

www.campbellsproperty.co.uk

www.campbellsproperty.co.uk

Campbell's

your local independent estate agent



TOTAL FLOOR AREA: 1392 sq.ft. (129.3 sq.m.) approx.  
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.  
Made with Metropix ©2025



62 Darvel Down, Netherfield, Battle, East Sussex TN33 9QF oieo £260,000 freehold

A three bedroom family home that occupies a popular location close to the village shop and school amidst large and established gardens with off-road parking and garage, all in need of improvement.

- 3 Bedrooms  
In Need of Modernisation
- 2 Reception Rooms  
Chain Free
- Good Size Garden
- Garage and ORP



## Description

This spacious three bedroom end of terrace family home occupies a popular location close to the centre of the village, primary school and shop. The house is in need of general upgrading and improvement but offers spacious accommodation arranged over two floors with two large reception rooms and three bedrooms. Outside there is off-road parking and whilst the garden is somewhat overgrown it provides a large area of patio to the rear and sunken garden room with terrace and barbeque area. The whole is in need of improvement but offers potential for extension, subject to any necessary consents and to be personalised to suit individual requirements.

## Directions

Proceed into Darvel Down following the road to the left where the property will be seen on the right hand side.

What3Words: ///policy.talkative.mutual

## COVERED PORCH

Leading to

## ENTRANCE HALL

With stairs rising to first floor landing.

## LIVING ROOM

17' 10" x 12' 0" (5.44m x 3.66m) With bay window to front.



## DINING ROOM

14' 0" x 11' 8" (4.27m x 3.56m) With large storage cupboard, fitted cupboard and drawers, double doors to garden and opening to

## KITCHEN

10' 5" x 8' 4" (3.17m x 2.54m) With window to side, fitted with a basic range of kitchen units providing cupboards and drawers with spaces for appliances, fitted oven, five burner gas hob and stainless steel sink with mixer tap and drainer, opening to

## REAR PORCH

With space and plumbing for appliances.

## CLOAKROOM

Fitted with a high cistern wc and wash hand basin.

## FIRST FLOOR LANDING

With large window to side, loft access, airing cupboard with slatted shelving.

## BEDROOM

12' 0" x 8' 3" (3.66m x 2.51m) With window to front, recess with shelf and cupboards above.



## BEDROOM

9' 4" x 8' 10" (2.84m x 2.69m) Window to front, cupboard with hanging and shelving.

## BEDROOM

14' 0" x 12' 0" (4.27m x 3.66m) Window to the rear.

## BATHROOM

9' 6" x 4' 3" (2.90m x 1.30m) With obscured window to rear, fitted with a sunken bath, corner wc, vanity sink unit, heated towel rail.

## OUTSIDE

The property is approached over a concrete driveway to a prefabricated garage. There is a good size area of front garden, somewhat overgrown with an old swimming pool. To the rear is a large patio with steps down to a sunken patio and patio area and under patio GARDEN ROOM 13' 8" x 11' 0" (4.17m x 3.35m) with fitted bar, barbeque and water feature. The gardens are somewhat overgrown, with an old treehouse.



**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.