

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

Campbell's

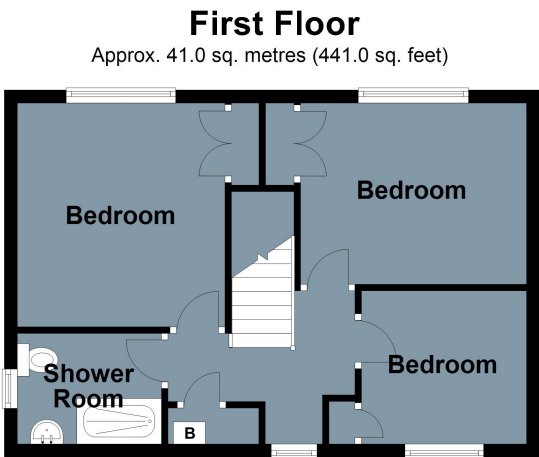
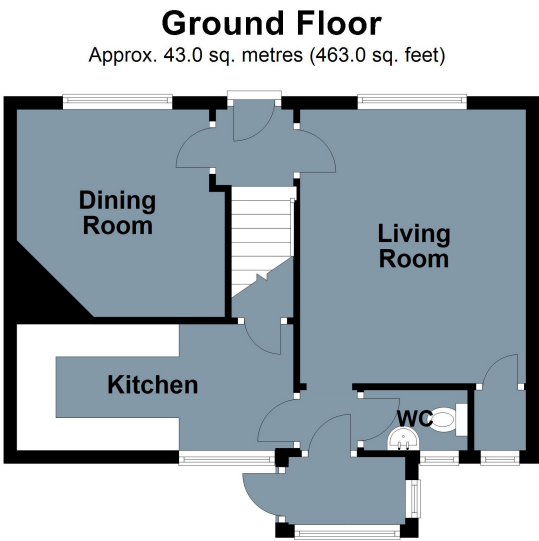
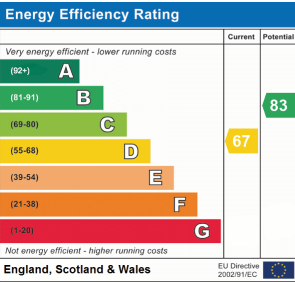
your local independent estate agent

www.campbellsproperty.co.uk

www.campbellsproperty.co.uk

Campbell's

your local independent estate agent



Total area: approx. 84.0 sq. metres (904.1 sq. feet)  
For illustration purposes only - not to scale



I Sunny Bank, Netherfield Hill, Battle, East Sussex TN33 0LG **£375,000 freehold**

Standing in an elevated location enjoying a southerly aspect, this three bedroom semi-detached property offers lots of potential to be improved or extended, subject to any necessary consent, all set in a desirable location on the semi-rural outskirts of the town and backing onto open countryside.

Semi-Detached Home  
Semi-Rural

2 Reception Rooms  
Close to Town Centre

3 Bedrooms

Requiring Modernisation



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

# Campbell's

www.campbellsproperty.co.uk

*your local independent estate agent*

www.campbellsproperty.co.uk

# Campbell's

*your local independent estate agent*

## Description

This semi-detached three bedroom property presents brick elevations below a tiled roof with double glazing and gas central heating throughout. The property sits in a desirable location standing elevated above Netherfield Hill and enjoying attractive views back towards the town. To the front is off road parking and an established area of garden whilst to the rear is a courtyard garden that takes in views over the adjoining countryside. The property has two reception rooms, three bedrooms as well as a first floor shower room. Whilst the property requires general modernisation it is considered to offer potential for improvement and extension, subject to any necessary consent.

## Directions

From our office proceed in a northerly direction taking the third exit at the roundabout onto the A2100 London Road. After a short distance turn left signposted Netherfield. Proceed up Netherfield Hill where the property will be seen on the right hand side.

What3Words: ///needed.mascots.depravity

## THE ACCOMMODATION COMPRISES

A covered porch with outside light and panelled glazed door through to

## ENTRANCE HALL

with stairs rising to first floor landing.

## DINING ROOM

10' 6" x 10' 4" (3.20m x 3.15m) with window to front, former corner fireplace.



## LIVING ROOM

13' 9" x 11' 4" (4.19m x 3.45m) with central limestone fireplace with inset gas fire.

## CUPBOARD

3' 3" x 2' 10" (0.99m x 0.86m) with window to rear, shelving, housing fuseboard.

## KITCHEN

13' 9" x 6' 3" (4.19m x 1.91m) with windows taking in views of the adjoining fields, fitted with a range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with fitted low level oven and a large area of working surface incorporating a stainless steel sink and 4 burner gas hob with fan above. There is space for a fridge/freezer, a door gives access to the understairs cupboard and a further door leads to the rear hallway providing access to the

## CLOAKROOM

5' 0" x 3' 0" (1.52m x 0.91m) with obscured window to rear, fitted white low level wc and wash hand basin.

## REAR PORCH

6' 0" x 3' 5" (1.83m x 1.04m) of brick and double glazed construction with glazed door to patio and garden, space and plumbing for washing machine.

## FIRST FLOOR LANDING

with window to rear, loft access, airing cupboard housing the water tank and gas fired boiler.

## SHOWER ROOM

7' 4" x 5' 4" (2.24m x 1.63m) with obscured window to side and fitted with a white low level wc, pedestal wash hand basin, large shower enclosure with screen and seat.

## BEDROOM

11' 2" x 10' 7" (3.40m x 3.23m) with window to front, double wardrobe with hanging rail and shelf.



## BEDROOM

11' 7" x 9' 1" (3.53m x 2.77m) with windows to front, tiled fireplace, double wardrobe.

## BEDROOM

8' 7" x 8' 0" (2.62m x 2.44m) with window taking in views of the adjoining fields, cupboard with shelving.

## OUTSIDE

The property enjoys an elevated location with attractive views over the adjoining countryside. To the front is an area of off road parking with steps and a pathway that lead up to the front door. The front garden is on two levels with areas of lawn and established borders that boast an array of plants, shrubs and specimen trees. The pathway extends to the side of the property, where there may be potential for an extension subject to any necessary consents, leading to the rear. The rear garden is paved with a timber shed and enjoys views over the adjoining fields.



## COUNCIL TAX

Rother District Council  
Band C - £2,506.86

**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.