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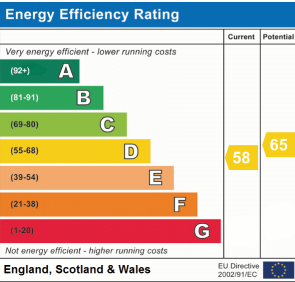
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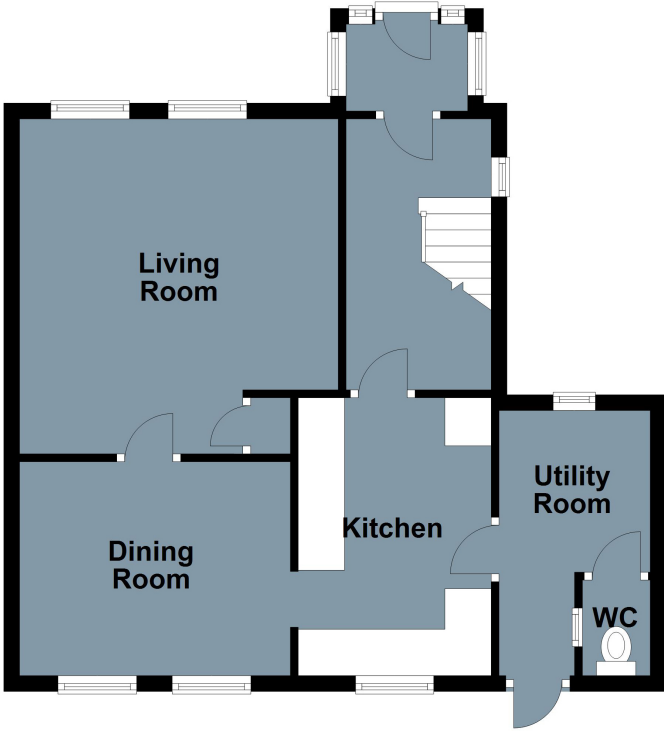
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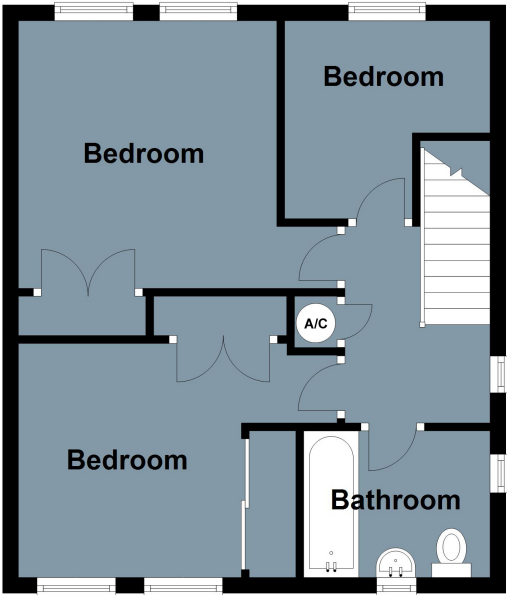
Ground Floor

Approx. 51.0 sq. metres (549.0 sq. feet)



First Floor

Approx. 42.3 sq. metres (455.8 sq. feet)



Total area: approx. 93.3 sq. metres (1004.8 sq. feet)
For illustration purposes only - not to scale



39 Darvel Down, Netherfield, East Sussex TN33 9QE

£225,000 freehold

Cash Buyers Only. A spacious three bedroom semi-detached property with ample parking, double garage, large outbuilding and generous south-easterly facing garden, now in need of modernisation, offered chain free.

Semi-Detached House
Ample parking

3 Bedrooms
Chain Free

Large Garden

Workshop and Garage

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Description

Cash Buyers Only. Situated in a quiet cul-de-sac location in the popular village of Netherfield this spacious semi-detached home sits slightly elevated in its large and established plot. The hallway leads through to the good sized kitchen that overlooks the rear garden and two reception rooms, a useful utility room and cloakroom complete the ground floor. To the first floor are three bedrooms, two doubles and a single, and a double aspect family bathroom. Outside the property enjoys a large driveway offering off road parking for several cars, a detached double garage and a 30' workshop. The gardens are a particular feature of the property being established, well maintained and enjoying a south easterly aspect. Netherfield offers a shop, post office and primary school as well as a public house which is just a short distance away and lies within the Claverham catchment area. Nearby Battle offers a more comprehensive range of amenities including independent shops, pubs, restaurants, doctors, dentists and vets. There is also a mainline station offering regular services to London Charing Cross. The property is offered to the market chain free and whilst in need of general modernisation it offers potential to create a family home.

Directions

From Battle proceed to Netherfield turning into Darvel Down by the shop and Post Office. Proceed down Darvel Down bearing left at the fork and then left again and the property will be found on the left hand side. What3Words:///reporter:birthing.loads

THE ACCOMMODATION

with approximate room dimensions is approached via a door to

ENTRANCE PORCH

with door to

ENTRANCE HALL

with window to side, radiator, stairs leading to first floor landing with understairs storage area.

KITCHEN

11' 7" x 7' 11" (3.53m x 2.41m) with window to rear overlooking the garden and fitted with a range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with a stainless steel sink with mixer tap and drainer. Space and plumbing for appliances and American style fridge/freezer, oven and grill, 4 ring gas hob with extractor over, wall mounted Worcester boiler, door to dining room and door to

UTILITY ROOM

10' 9" x 6' 5" (3.28m x 1.96m) with window to front, door to rear, part tiled walls, tiled floor, space and plumbing for washing machine, pedestal wash hand basin, door to

CLOAKROOM

with window back to utility room, fitted with a wc.

DINING ROOM

11' 4" x 8' 10" (3.45m x 2.69m) with two windows to rear, laminate flooring, door to



LIVING ROOM

13' 11" x 13' 4" (4.24m x 4.06m) with two windows to front, centered around a gas fire with decorative surround, mantel and tiled inset, laminate flooring. Large storage cupboard.

FIRST FLOOR LANDING

with window to side, loft access, airing cupboard housing the tank.

BEDROOM 1

11' 1" x 10' 7" (3.38m x 3.23m) with two windows to front, fireplace, double wardrobe.

BEDROOM 2

11' 7" x 9' 9" (3.53m x 2.97m) with two windows to rear, double wardrobe and fitted mirror fronted wardrobe.



BEDROOM 3

8' 6" x 8' 2" (2.59m x 2.49m) with window to front, above stairs storage cupboard.

FAMILY BATHROOM

7' 8" x 6' 4" (2.34m x 1.93m) a double aspect room with windows to side and rear, part tiled walls, laminate flooring, radiator and fitted with a bath, pedestal wash hand basin with electric shower over, wc.

OUTSIDE

To the front is a generous area of garden which is raised up with brick retaining walls planted with mature roses, shrubs and bushes. A footpath and steps give access to the front door. To the side is a large driveway providing ample parking and access to a paved forecourt and garaging. To the rear is an terraced area, a ramp giving access to the main garden which has an ornamental pond and a footpath flanked by good sized areas of lawn, established trees and bushes, a greenhouse and a substantial workshop 33' 2" x 7' 5" (10.11m x 2.26m) with power and light.



DOUBLE GARAGE

20' 4" x 14' 0" (6.20m x 4.27m) with manual doors, power and light.

COUNCIL TAX

Rother District Council
Band B £2044.68

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.