



TOTAL APPROX. FLOOR AREA 2163 SQ.FT. (200.9 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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 condition or working order can be given.
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West Ridge, Darwell Hill, Netherfield, Battle, East Sussex TN33 9QH

£675,000 freehold

A spacious detached family home in a central village location with four double bedrooms, three reception rooms, double and single garages, far reaching views and within Claverham Catchment Area.

Detached Family Home

Double plus single Garages

4 Double Bedrooms

Claverham Catchment Area

3 Reception Rooms

Far Reaching Views

Description

West Ridge is a modern detached family home that presents an attractive double fronted facade which is part tile hung and part rendered in a typical Sussex style. The entrance hall is a particularly inviting space which leads to the kitchen/breakfast room as well as the three reception rooms, the largest of which centers around a working log burner. A conservatory on the ground floor looks over the well maintained gardens and there is also a cloakroom, utility area and double garage to the first floor. On the first floor are four double bedrooms, the master with fitted wardrobes and an en-suite, as well as a family bathroom. West Ridge enjoys a double aspect to a number of the rooms, making the property feel light and spacious and enjoys far reaching views to the south as far as the Channel. Externally there is ample off-road parking, a well maintained garden as well as a patio area to the rear for alfresco dining. The property is situated in the centre of the village within walking distance to a pub, post office and cafe, as well as a highly regarded primary school. The general area is highly regarded for schooling at both primary and secondary levels in the comprehensive and private sectors. Nearby Battle offers a more comprehensive range of amenities to include doctors, dentist, vets, opticians and a number of independently owned shops, pubs, bars and restaurants as well as a Jempsons supermarket and mainline station with services to London Charing Cross. Viewing is highly recommended.

Directions

On approaching Netherfield on the Battle Road, heading in a westerly direction towards Heathfield, pass the White Hart pub on the left hand side and the property will be found shortly along on the right hand side clearly indicated by our 'For Sale' board.

What3Words:// //expensive.bike.muted

THE ACCOMMODATION

With approximate room dimensions, is approached via front door into

ENTRANCE PORCH

Double aspect with window to either side, door into



HALLWAY

13' 0" x 11' 2" (3.96m x 3.40m) A turned staircase gives access to the first floor landing, window to front of the property with far reaching countryside views, laminate flooring, radiator, doors to principle rooms.

KITCHEN

17' 1" x 10' 0" (5.21m x 3.05m) A double aspect room with windows to side and rear, variety of shaker style wall and base units incorporating cupboards and drawers, granite effect worksurface and tiled splash back, one and a half bowl stainless steel sink drainer unit with mixer tap, integrated fridge, freezer, electric oven and microwave, four ring gas hob, multiple power points, ceramic tiled floor, recessed lighting to ceiling, door into

UTILITY ROOM

13' 10" x 6' 9" (4.22m x 2.06m) This has two doors, one coming off the driveway and the other into the rear garden, variety of wall and base units, granite effect work surface, stainless steel sink drainer unit with mixer tap and splash back, space for washing machine and tumble dryer, ceramic tiled floor, radiator, courtesy door into garage.

CLOAKROOM

WC, pedestal wash basin, splash back, radiator, window to the rear of the property.

DINING ROOM

13' 0" x 9' 9" (3.96m x 2.97m) A delightful double aspect room with window to the front and side of the property, countryside views to the south, laminate flooring.



STUDY

14' 3" x 9' 0" (4.34m x 2.74m) Window to the front of the property, television aerial point.

LIVING ROOM

15' 4" x 13' 10" (4.67m x 4.22m) Window and double doors giving access to the garden, centered around a fireplace with white marble surround and granite hearth with log burner inset, laminate flooring, television aerial point. Double doors into

CONSERVATORY

Triple aspect enjoying a south westerly aspect overlooking the well manicured gardens, double doors to rear, power points.

From the entrance hall, a turned staircase leads to the

FIRST FLOOR LANDING

Loft access, airing cupboard.

PRINCIPAL BEDROOM

14' 7" x 13' 11" (4.45m x 4.24m) Window to the rear of the property, fitted double wardrobes.



EN-SUITE BATHROOM

7' 6" x 4' 9" (2.29m x 1.45m) Window to the side, WC, pedestal wash basin, single shower unit, tiled floor and walls, radiator, recessed lighting to ceiling.

BEDROOM TWO

13' 8" x 9' 11" (4.17m x 3.02m) A double aspect room with glimpses of countryside views towards Battle.

BEDROOM THREE

13' 8" x 9' 11" (4.17m x 3.02m) Far reaching countryside views to the sea.

BEDROOM FOUR

12' 2" x 9' 0" (3.71m x 2.74m)

OUTSIDE

To the front of the property is a large area of tarmac driveway providing off-road parking for several vehicles and access to the double garage and additional single garage. Fenced enclosed to the front with decorative boxed shrubs, gravel pathway gives access to the front door, gated access into the rear garden, which is landscaped and sits to the side of the property with mature shrubs, hedging, base for shed. A red brick retaining wall and steps give access onto a patio area to the rear of the property again with raised established borders.



DOUBLE GARAGE

18' 5" x 18' 3" (5.61m x 5.56m) Currently sectioned to create a workshop with window to rear, power and light, door to rear garden, remotely operated roller door.

COUNCIL TAX

Rother District Council
Band F £3,797.26

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.