



4 Beechwood Cottages, Netherfield Hill, Battle, East Sussex
TN33 0LE

£399,950
freehold

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.
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NO CHAIN. A spacious end of terrace property with two double bedrooms, two reception rooms, parking, south facing garden all within a short walk of Battle high street.

End of Terrace Home
Off Road Parking

2 Reception Rooms
Original Features

2 Double Bedrooms
No Onwards Chain

South Facing Garden
Popular Location

Description

4 Beechwood Cottages is a deceptively spacious end of terrace character cottage that occupies a delightful elevated location on the semi-rural outskirts of Battle. Although the property is in need of some cosmetic enhancement, it retains a number of original features to include wrought iron fireplaces, original doors and stripped pine floorboards. The property has two reception rooms, both with fireplaces, the kitchen/breakfast room is a large double aspect room ideal for entertaining and has views back towards the town and into the south facing garden. To the first floor are two double bedrooms, both with fireplaces, and a generous family bathroom which has a separate shower. There is also a loft room that offers potential. Outside the property has an area of off road parking for two vehicles, a large area of garden to the side allowing space for an extension, subject to any necessary consent, and to the rear are several large areas of patio and a gently sloping south facing garden. The property occupies a popular location on the semi-rural outskirts of the Battle but within a short distance of Battle town centre which is well served for day to day amenities to include independently owned shops, pubs, restaurants, doctors, dentists and vets. There is a mainline station with regular services to London Charing Cross and the area is well served for schools, both comprehensive and private at primary and secondary levels. The property is offered to the market with no onward 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 along turning left into Netherfield Road and continue along into Netherfield Hill. Continue up the hill where the property will be found along on the left hand side.

What3Words://storms.among.unframed.

THE ACCOMMODATION COMPRISES

Door to side with access to stairs. Please note the best way to access the property is via the

SIDE PORCH

7' 7" x 4' 2" (2.31m x 1.27m) having a triple aspect, tiled floor and glass panelled door to

KITCHEN/BREAKFAST ROOM

16' 5" x 16' 0" (5.00m x 4.88m) max a double aspect room with windows to side and rear, tiled floor and fitted with a range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with a tiled working surface, stainless steel sink with mixer tap and drainer, space for a range cooker with extractor over. Larder with window to front, log burner, radiator, door to dining room and door to

BRIEF INNER HALLWAY

with door to

CLOAKROOM

with wc and tiled floor.

UTILITY ROOM

5' 11" x 5' 9" (1.80m x 1.75m) with door and window to rear, wall mounted boiler, space and plumbing for appliances, area of working surface, tiled floor and radiator.

DINING ROOM

13' 9" x 10' 8" (4.19m x 3.25m) with stable door from kitchen, centered around a log burner on a slate hearth, window to side, stripped pine flooring, understairs storage cupboard. Door to hallway with door to front and stairs to first floor landing.

SITTING ROOM

13' 9" x 10' 8" (4.19m x 3.25m) with window to front, centered around a fireplace with decorative wrought iron inset, decorative hearth and carved pine surround, stripped pine flooring.

FIRST FLOOR LANDING

with loft access to loft room.

BEDROOM 1

13' 8" x 10' 8" (4.17m x 3.25m) with window to front, large over-stairs storage cupboard, centered around a fireplace, stripped pine flooring.



BEDROOM 2

10' 8" x 10' 5" (3.25m x 3.17m) with window to rear with pleasant views, central fireplace, stripped floorboards.



BATHROOM

9' 1" x 7' 11" (2.77m x 2.41m) with window to rear and fitted with a wc, pedestal wash hand basin, roll top bath, separate shower cubicle, part panelled walls, radiator.



LOFT ROOM

14' 0" x 11' 3" (4.27m x 3.43m) accessed via the first floor landing with drop down ladder, two Velux windows to rear.

OUTSIDE

To the front is an ample area of tarmac off road parking with a red retaining wall, raised borders and steps up to a side gate giving access to an area of lawn to the side with established rhododendrons which is fence enclosed. There is also a patio area and a path leading round to the rear of the property where there is an additional area of patio overlooking the south facing established garden which gently slopes away with a red brick patio area and a number of outbuildings, in need of repair, and a green house.

NOTE

4 Beechwood Cottages has a Right of Access across a neighbours driveway to the rear of the property. There is a Right of Way for other properties in the terrace across the garden.

COUNCIL TAX

Rother District Council
 Band C - £2,336.76

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.