

**RUSH  
WITT &  
WILSON**



**Uplands Netherfield Hill, Battle, East Sussex TN33 0LH  
£525,000**

Positioned in the desirable area of Netherfield Hill, Battle, this charming detached chalet bungalow offers a perfect blend of comfort and space. With three well-proportioned bedrooms and two inviting reception rooms, this property is ideal for families or those seeking a peaceful retreat.

Upon entering, you are greeted by a welcoming entrance that leads to a spacious lounge, perfect for relaxation. The dining room provides an excellent space for entertaining, while the conservatory invites natural light and offers a lovely view of the garden. The ground floor features two bedrooms, a convenient shower room, and a well-equipped kitchen, ensuring that daily living is both practical and enjoyable. The first floor is dedicated to the master bedroom, which boasts a dressing room and a large bathroom, providing a private sanctuary for unwinding after a long day. Outside, the property is equally impressive. The good-sized rear garden is complemented by a shed, offering additional storage space, while the flat and ample front lawn enhances the property's curb appeal. Off-street parking is available for several vehicles, and the attached single garage adds to the convenience.

This home is situated in a spacious and sought-after area, making it a rare find. With its blend of modern living and traditional charm, this chalet bungalow is a wonderful opportunity for anyone looking to settle in a tranquil yet accessible location. Don't miss the chance to make this delightful property your own.



### **Front Garden**

Gated access to a tarmac drive, area of lawn with leylandii tree, fencing to boundary.

### **Entrance Porch**

5'1 x 4'7 (1.55m x 1.40m)

Double glazed with a composite entrance door, tiled floor, timber framed glazed door with side light leading through to:

### **L-Shaped Entrance Hall**

5'6 reducing to 3'2 x 16'4 reducing to 15'9 (1.68m reducing to 0.97m x 4.98m reducing to 4.80m)

Radiator, carpet as laid, stairs rising to the first floor, cupboard, doors off to the following:

### **Shower Room**

7'2 x 8'11 (2.18m x 2.72m)

Double glazed window, low level wc, wash hand basin, bidet, part tiled walls, airing cupboard, tiled floor, radiator.

### **Bedroom Three**

9'5 x 9'3 (2.87m x 2.82m)

Double glazed window to front, radiator, carpet as laid.

### **Bedroom Two**

12'11 x 11'5 (3.94m x 3.48m)

Double glazed window to front, radiator.

### **Dining Room**

8'11 x 12'5 (2.72m x 3.78m)

Double glazed sliding doors providing access to the conservatory, obscure glazed sliding doors with access into the lounge, carpet as laid, door leading through to:

### **Kitchen**

11'9 x 9'10 (3.58m x 3.00m)

UPVC part glazed door to side, double glazed window to rear, range of matching wall and base units, space

for electric oven, space for fridge/freezer, space and plumbing for washing machine and dishwasher, radiator.

### **Conservatory**

UPVC double glazed windows and sliding door providing views and access onto the rear garden, tiled floor.

### **Lounge**

11'10 x 16'11 (3.61m x 5.16m)

UPVC double glazed window, radiator, fireplace with stone surround, carpet as laid.

### **First Floor**

#### **Landing**

Cupboard, doors off to the following:

#### **Bathroom**

Velux window, low level wc, wash hand basin, bidet, panel enclosed bath, radiator, part tiled walls, cupboard, carpet as laid, cupboard housing boiler.

#### **Master Bedroom**

13'10 x 12'0 (4.22m x 3.66m)

Double glazed UPVC windows to rear, carpet as laid, radiator.

#### **Dressing Room**

11'1 x 8'10 (3.38m x 2.69m)

Eaves storage space, fitted built in wardrobe, carpet as laid.

### **Outside**

#### **Rear Garden**

South/West facing garden with an area of lawn, crazy paving to either side of the conservatory, chestnut post rail fence to the rear boundary, timber storage shed.

### **Garage**

8'11" x 17'4" (2.72m x 5.3m)

Up and over door, courtesy door to side.

### **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.

Council Tax Band – E



GROUND FLOOR  
1106 sq.ft. (102.7 sq.m.) approx.



1ST FLOOR  
431 sq.ft. (40.1 sq.m.) approx.



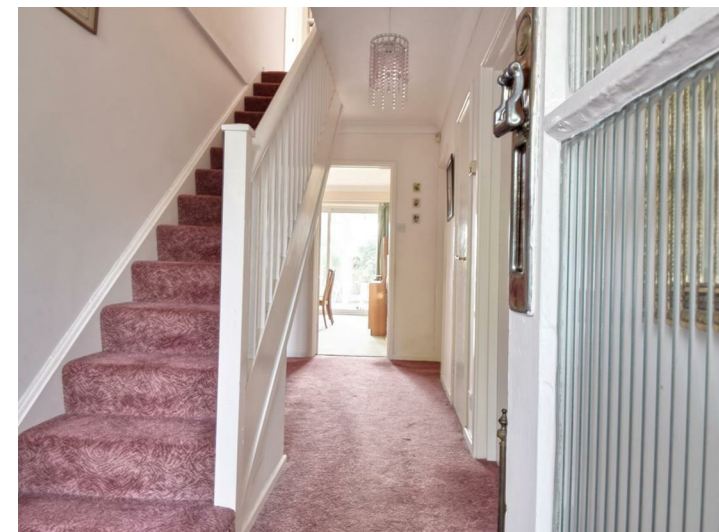
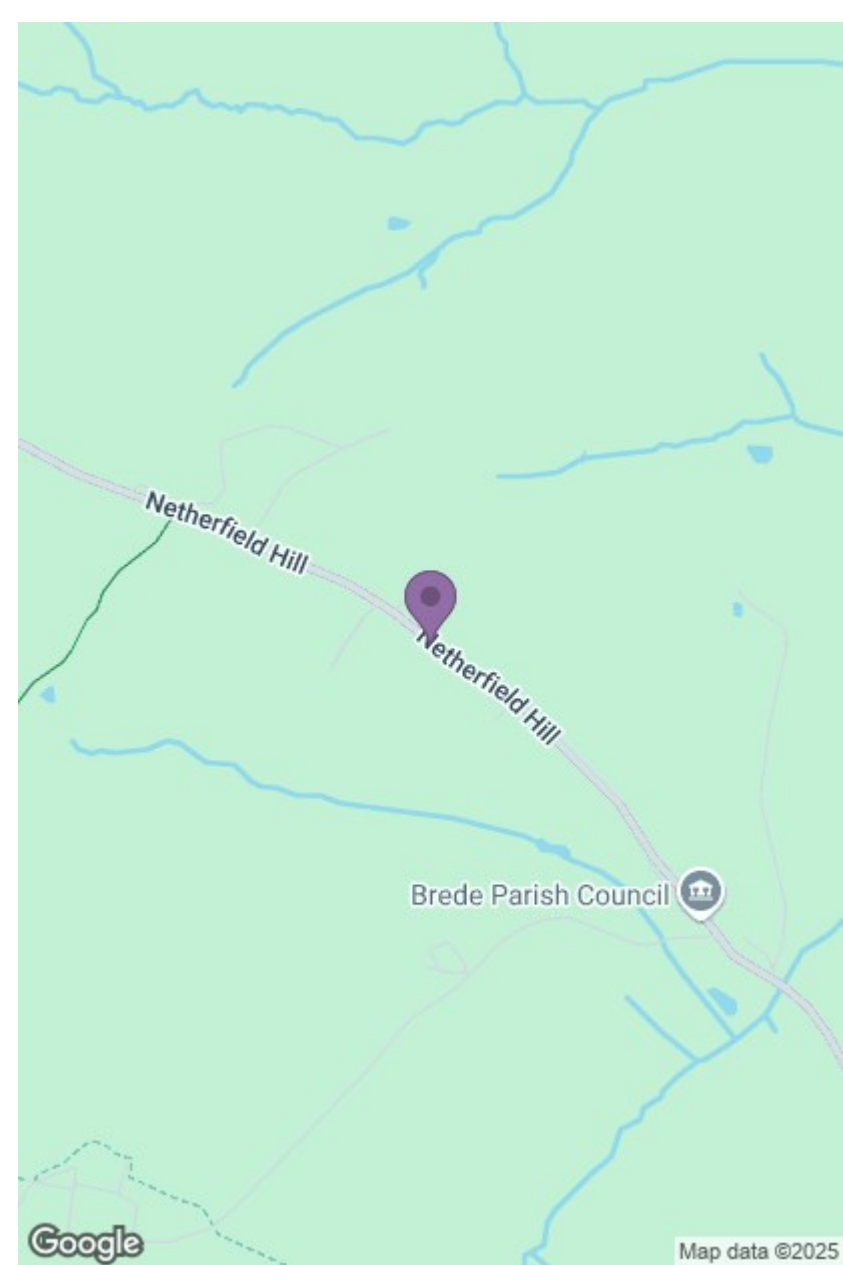
TOTAL FLOOR AREA : 1537 sq.ft. (142.8 sq.m.) approx.

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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		62	76
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(19-34) E			
(1-18) F			
(1-18) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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