

**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.**

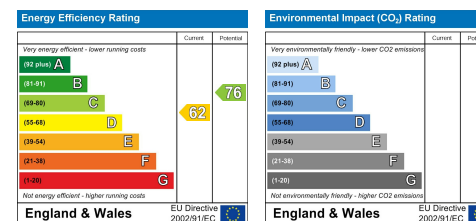
**Upon entering, you are greeted by a welcoming entrance that leads to a spacious lounge, perfect for relaxation. The dining room provides an excellent space for entertaining, while the conservatory invites natural light and offers a lovely view of the garden. The ground floor features two bedrooms, 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.**



|                                                                                                                                                                                                                                       |                                                                                                                                                                                           |                                                                                                                                                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Front Garden</b><br>Gated access to a tarmac drive, area of lawn with leylandii tree, fencing to boundary.                                                                                                                         | for electric oven, space for fridge/freezer, space and plumbing for washing machine and dishwasher, radiator.                                                                             | <b>Garage</b><br>8'11" x 17'4" (2.72m x 5.3m)<br>Up and over door, courtesy door to side.                                                             |
| <b>Entrance Porch</b><br>5'1 x 4'7 (1.55m x 1.40m)<br>Double glazed with a composite entrance door, tiled floor, timber framed glazed door with side light leading through to:                                                        | <b>Conservatory</b><br>UPVC double glazed windows and sliding door providing views and access onto the rear garden, tiled floor.                                                          | <b>Agents Note</b><br>None of the services or appliances mentioned in these sale particulars have been tested.                                        |
| <b>L-Shaped Entrance Hall</b><br>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)<br>Radiator, carpet as laid, stairs rising to the first floor, cupboard, doors off to the following: | <b>Lounge</b><br>11'10 x 16'11 (3.61m x 5.16m)<br>UPVC double glazed window, radiator, fireplace with stone surround, carpet as laid.                                                     | 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. |
| <b>Shower Room</b><br>7'2 x 8'11 (2.18m x 2.72m)<br>Double glazed window, low level wc, wash hand basin, bidet, part tiled walls, airing cupboard, tiled floor, radiator.                                                             | <b>First Floor</b>                                                                                                                                                                        | Council Tax Band – E                                                                                                                                  |
| <b>Bedroom Three</b><br>9'5 x 9'3 (2.87m x 2.82m)<br>Double glazed window to front, radiator, carpet as laid.                                                                                                                         | <b>Landing</b><br>Cupboard, doors off to the following:                                                                                                                                   |                                                                                                                                                       |
| <b>Bedroom Two</b><br>12'11 x 11'5 (3.94m x 3.48m)<br>Double glazed window to front, radiator.                                                                                                                                        | <b>Bathroom</b><br>Velux window, low level wc, wash hand basin, bidet, panel enclosed bath, radiator, part tiled walls, cupboard, carpet as laid, cupboard housing boiler.                |                                                                                                                                                       |
| <b>Dining Room</b><br>8'11 x 12'5 (2.72m x 3.78m)<br>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:             | <b>Master Bedroom</b><br>13'10 x 12'0 (4.22m x 3.66m)<br>Double glazed UPVC windows to rear, carpet as laid, radiator.                                                                    |                                                                                                                                                       |
| <b>Kitchen</b><br>11'9 x 9'10 (3.58m x 3.00m)<br>UPVC part glazed door to side, double glazed window to rear, range of matching wall and base units, space                                                                            | <b>Dressing Room</b><br>11'1 x 8'10 (3.38m x 2.69m)<br>Eaves storage space, fitted built in wardrobe, carpet as laid.                                                                     |                                                                                                                                                       |
|                                                                                                                                                                                                                                       | <b>Outside</b>                                                                                                                                                                            |                                                                                                                                                       |
|                                                                                                                                                                                                                                       | <b>Rear Garden</b><br>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. |                                                                                                                                                       |







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