

**RUSH
WITT &
WILSON**



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**114 Darvel Down, Battle, Sussex TN33 9QF
£425,000 Freehold**

A home that adapts to life, not the other way around. Set within the ever-popular village of Netherfield, surrounded by idyllic countryside walks and well-regarded local schools - including being within catchment for the highly sought-after Claverham Community College - this versatile four-bedroom semi-detached home offers space, flexibility and opportunity in equal measure, all chain free. From the moment you step through the entrance porch, the sense of space is clear. The hallway provides practical storage, access to a downstairs wc and stairs rising to the first floor, before opening into an inner hall that forms the heart of the home. From here, a bright dual-aspect living/dining room enjoys excellent natural light and the warmth of a log burner, creating a welcoming space for everyday living and entertaining alike. The inner hall also leads through to the kitchen and on to a utility room, before opening into what truly sets this home apart. The converted garage now provides a generous double bedroom with en-suite, alongside a recently installed study - offering exciting potential for annexe use, guest accommodation, multigenerational living or a work-from-home setup. Side access from the garden further supports this flexible layout. To the rear, a conservatory offers a peaceful sun-trap, ideal for enjoying views over the garden throughout the seasons. Upstairs, there are three further well-proportioned bedrooms, all filled with light, alongside a family shower room. Outside, the garden enjoys a patio area perfect for outdoor dining and family barbecues, a good-sized lawn, shed, and useful side access. The property also benefits from off-road parking. A home with genuine adaptability, village charm and space where it matters.

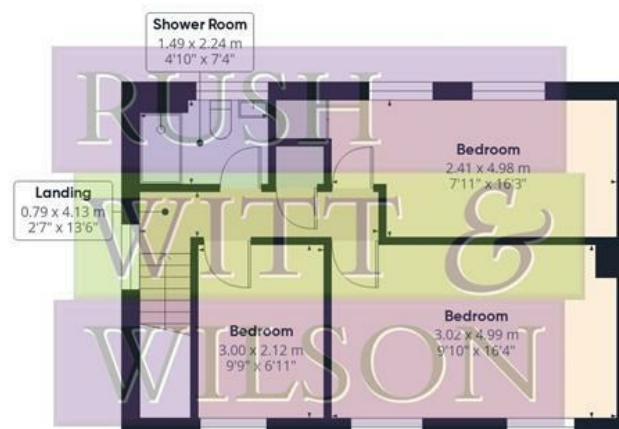








Floor 0



Floor 1

Approximate total area⁽¹⁾

133.3 m²

1436 ft²

Reduced headroom

0.8 m²

8 ft²

(1) Excluding balconies and terraces

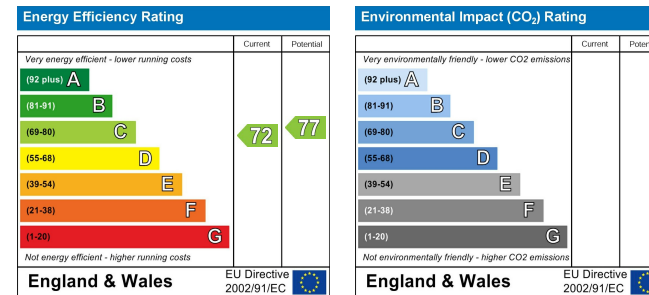
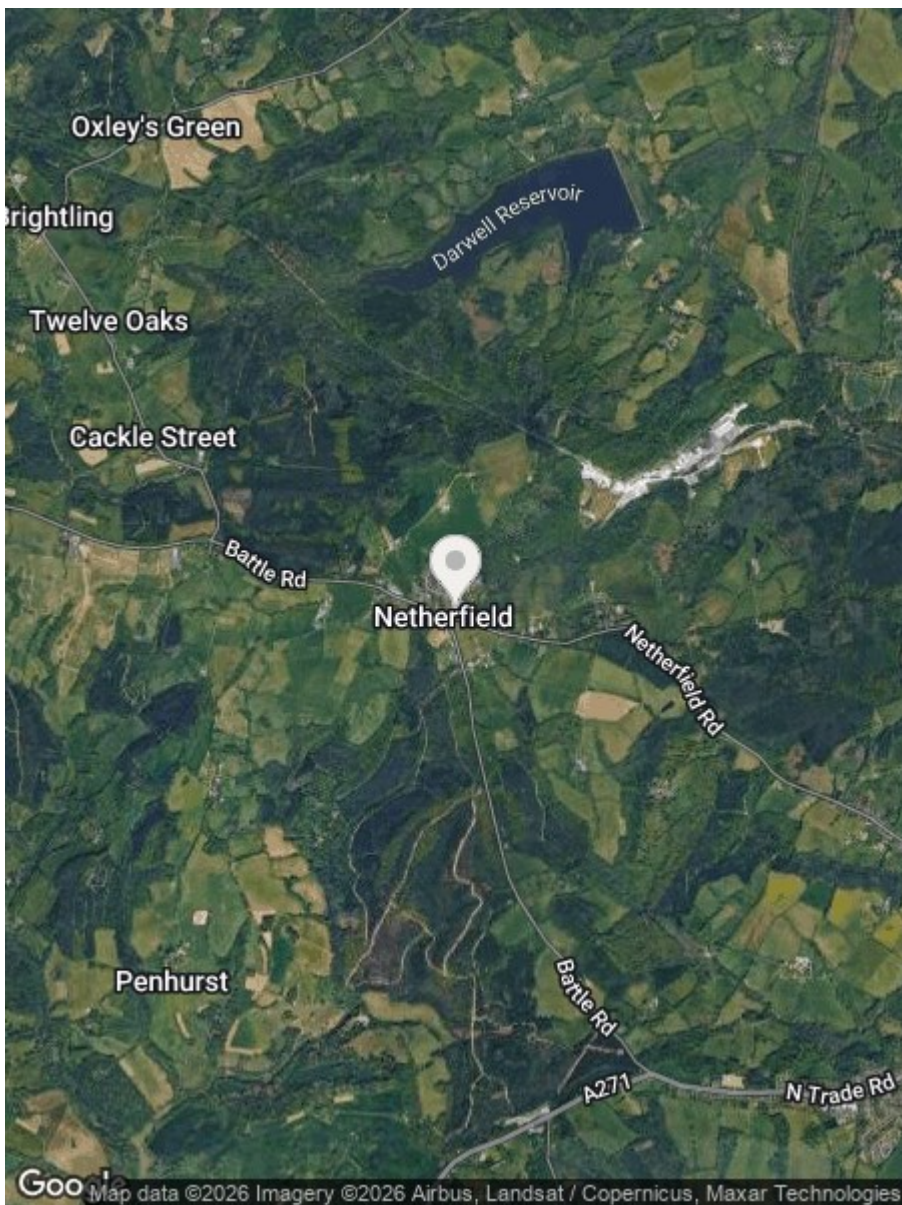
Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360





Council Tax Band - C

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**88 High Street
Battle
TN33 0AQ
Tel: 01424 774440
battle@rushwittwilson.co.uk
www.rushwittwilson.co.uk**