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**Uplands Netherfield Hill, Battle, East Sussex TN33 0LH**  
**Offers In Excess Of £400,000 - £450,000 Freehold**

Positioned in the desirable area of Netherfield Hill, Battle, this charming detached chalet bungalow offers a wonderful opportunity to create a superb long-term home in a highly regarded setting. With three well-proportioned bedrooms and two inviting reception rooms, the property provides generous and versatile accommodation suited to a range of buyers.

Upon entering, you are greeted by a welcoming entrance leading to a spacious lounge, ideal for relaxation. The dining room offers excellent space for entertaining, while the conservatory enjoys pleasant views across the garden and an abundance of natural light. The ground floor comprises two bedrooms, a convenient shower room, and a well-equipped kitchen, ensuring practical day-to-day living.

The first floor is dedicated to the principal bedroom, benefitting from a dressing room and a large bathroom, creating a private and comfortable retreat.

Outside, the property enjoys a good-sized rear garden with shed, along with a generous front lawn enhancing the overall setting. Off-street parking for several vehicles and an attached single garage further add to the convenience.

The property would now benefit from a programme of updating and improvement, and purchasers should budget for general modernisation and potential remedial works. It has been priced to reflect this, presenting an excellent opportunity for buyers seeking to enhance and add value in a prime residential location.

Set within a spacious and sought-after area, this is a rare chance to acquire a home with significant potential in a highly desirable part of Battle. An early viewing is strongly recommended to fully appreciate both the setting and the opportunity on offer.



## 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 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.

### Bat Agents Note

Council Tax Band - E

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.

## Important Notice:

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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.

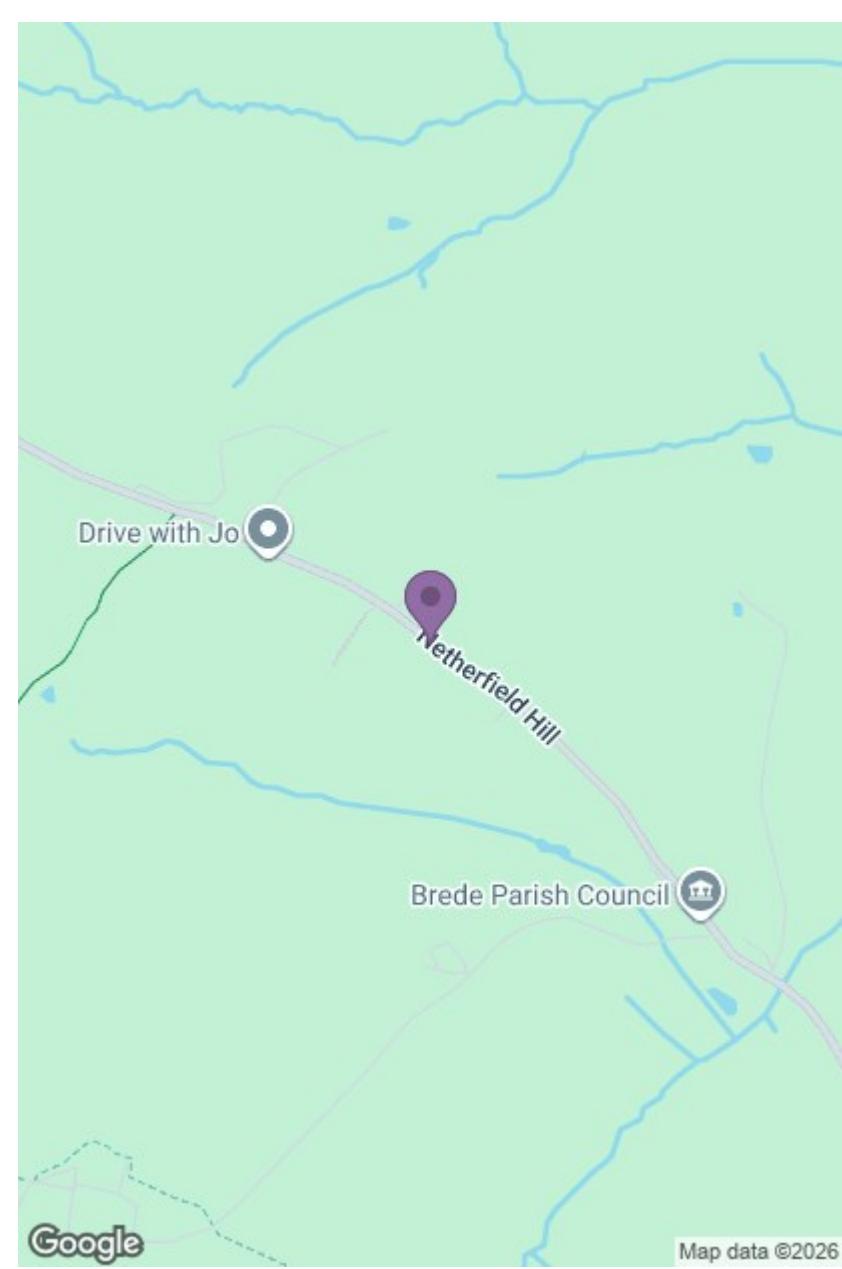
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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		
(70-80) C		
(55-64) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 (92 plus) A		
(81-91) B		
(70-80) C		
(55-64) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	





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