

**RUSH
WITT &
WILSON**



**Keystones, Netherfield Hill, Battle, East Sussex TN33 0LH
£475,000**

This well presented detached chalet bungalow is located on the rural outskirts of Battle and has an impressive 260ft rear garden backing onto open countryside and could have scope to further extend subject to the necessary consents.

Just a short drive into the bustling market Town of Battle with local shops, amenities, state and private schools and a mainline station serving London Charing Cross.

The bright and airy accommodation comprises an entrance hall, sitting room with wood burning stove, kitchen/dining room, two ground floor bedroom with fitted wardrobes, bathroom and conservatory over looking the stunning garden. To the first floor there is a bedroom with delightful views over the garden and a cloakroom.

Outside there is ample off street parking with gated access to the rear double garage and the impressive large mature garden.



The property is approached via the driveway with steps leading up to a covered entrance, exterior lighting and a double glazed door leading into:-

Reception Hall

14'5 x 5'8 (4.39m x 1.73m)
With stairs rising to first floor, cupboard, lighting and radiator.

Sitting Room

13'2 x 12'5 (4.01m x 3.78m)
With large picture window to front aspect flooding the room with light, central wood burning stove on slate hearth, ceiling lighting and radiator.

Kitchen/Dining Room

17' x 10'6 (5.18m x 3.20m)
With window to side and sliding glazed door to rear porch. The kitchen is fitted with a range of wood fronted units providing cupboards and drawers with a worksurface over, 1 1/2 bowl sink with drainer and mixer tap, spaces for washing machine, cooker, fridge and slimline dishwasher, cupboard housing gas fired boiler, built-in cupboard, two radiators, ceiling lighting and space for dining table.

Rear Porch

7'1 x 3'3 (2.16m x 0.99m)
Double glazed construction with sliding doors to the rear.

Bedroom

13' x 10'7 (3.96m x 3.23m)
With window to front aspect and fitted with a range of mirror fronted sliding wardrobes with hanging and shelving, radiator, wall and ceiling mounted lighting.

Bathroom

9'1 x 5' (2.77m x 1.52m)
With obscured window to rear and fitted with a white panelled bath with electric shower and shower screen, vanity sink unit with storage beneath, low level wc, tiled walls, radiator and ceiling lighting.

Bedroom

12'4 x 10' (3.76m x 3.05m)
With window to side and double doors opening through to the conservatory with views down the garden, double mirror fronted wardrobe cupboard with hanging and shelving, ceiling lighting and radiator.

Conservatory

12'3 x 8'10 (3.73m x 2.69m)
Double glazed construction beneath a polycarbonate roof, radiator, fan light, double doors opening onto patio and garden.

First Floor

Landing with lighting.

Bedroom

13' x 12'7 (3.96m x 3.84m)
With large picture window taking in stunning views of the garden, ceiling lighting and radiator.

Cloakroom

With access to eaves storage, airing cupboard and fitted with a low level wc and pedestal wash hand basin.

Outside

Front Garden

The front garden is neatly laid to lawn and has a driveway leading to the garages at the rear via gated access.

Parking

There is ample off street parking on a tarmac driveway which leads to the rear of the property to two single garages.

Double Garage

17'2 x 8'5 and 17'5 x 8'7 (5.23m x 2.57m and 5.31m x 2.62m)
Sub-divided into two separate garages measuring 17' 2" x 8' 5" with up-and-over door, power and light and 17' 5" x 8' 7" with power and light.

Rear Garden

The stunning rear garden extends to 260ft and will be a delight to any keen gardener or family. It is privately enclosed with a combination of fencing and mature hedgerow. Planted with mature trees, shrubs and flower planted borders, with a long level lawn, pond with water feature, enclosed vegetable garden, space for greenhouse, shed and potting shed. with a seating area adjacent to the rear of the property.

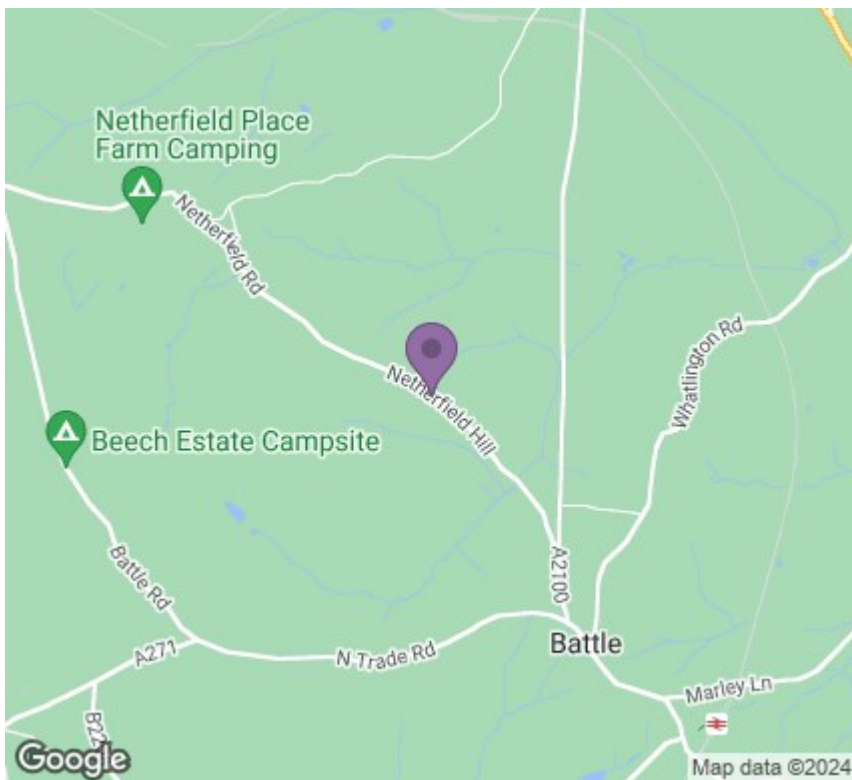
Agents Notes

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







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	56	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 105.2 sq. metres (1132.3 sq. feet)
For illustration purposes only - not to scale

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