

**RUSH
WITT &
WILSON**



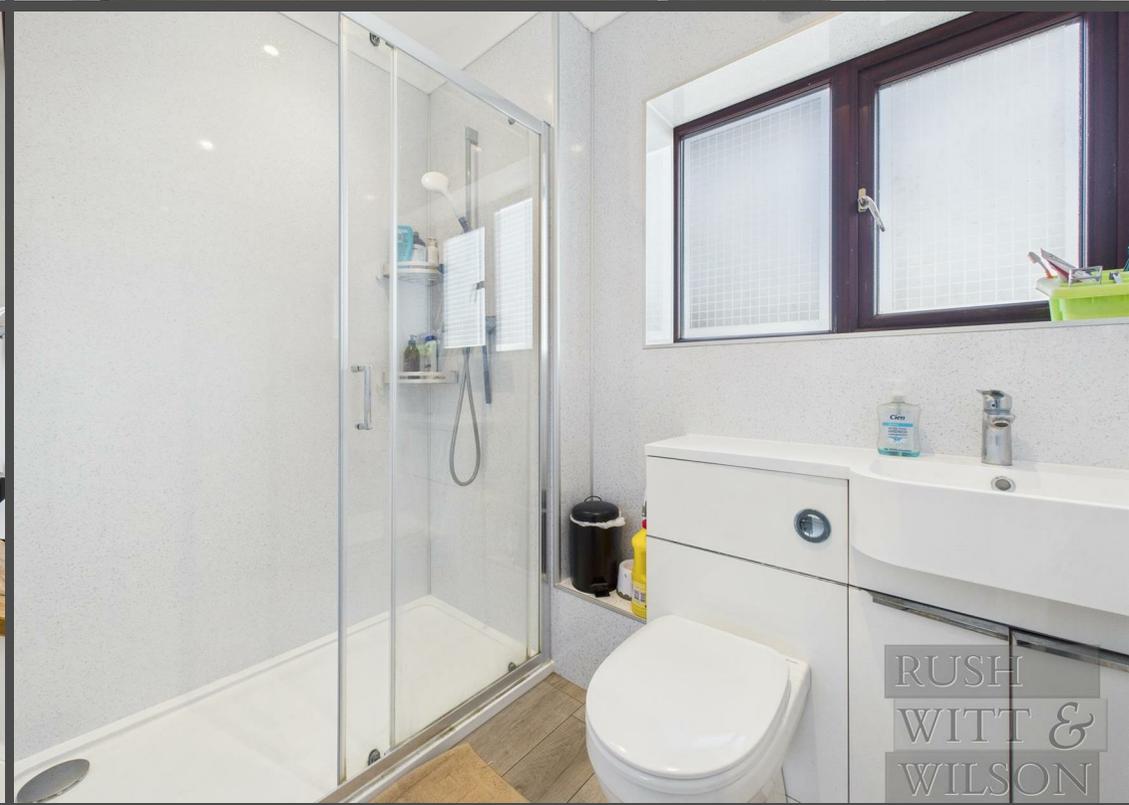
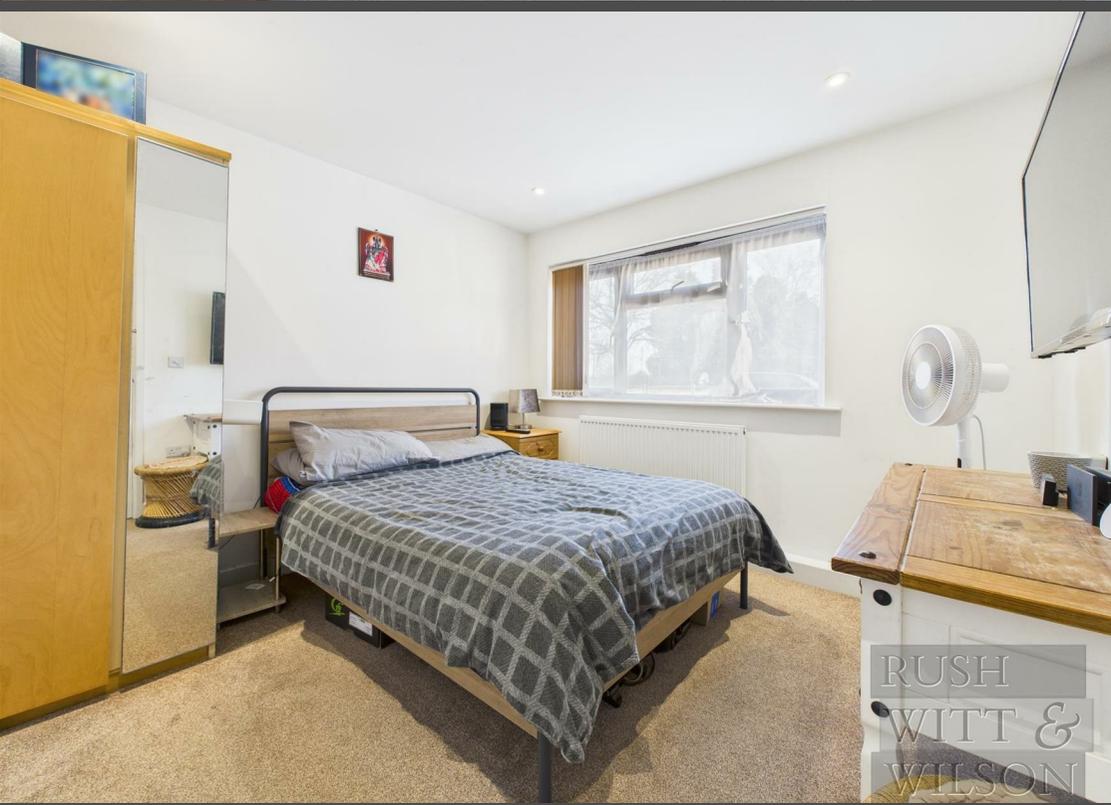
RUSH
WITT &

**114 Darvel Down, Battle, Sussex TN33 9QF
£399,950 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 just moments from the outstanding-rated Netherfield Church of England Primary School, as well as 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.









Approximate total area⁽¹⁾

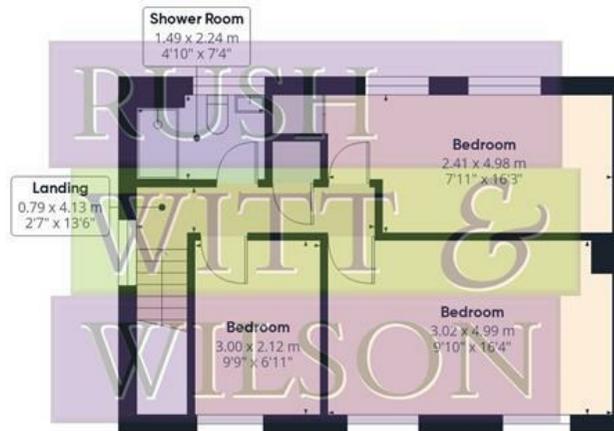
133.3 m²

1436 ft²

Reduced headroom

0.8 m²

8 ft²



(1) Excluding balconies and terraces

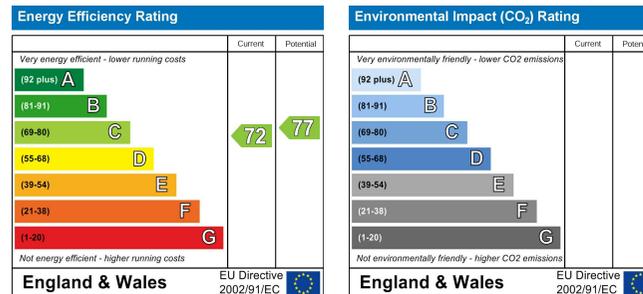
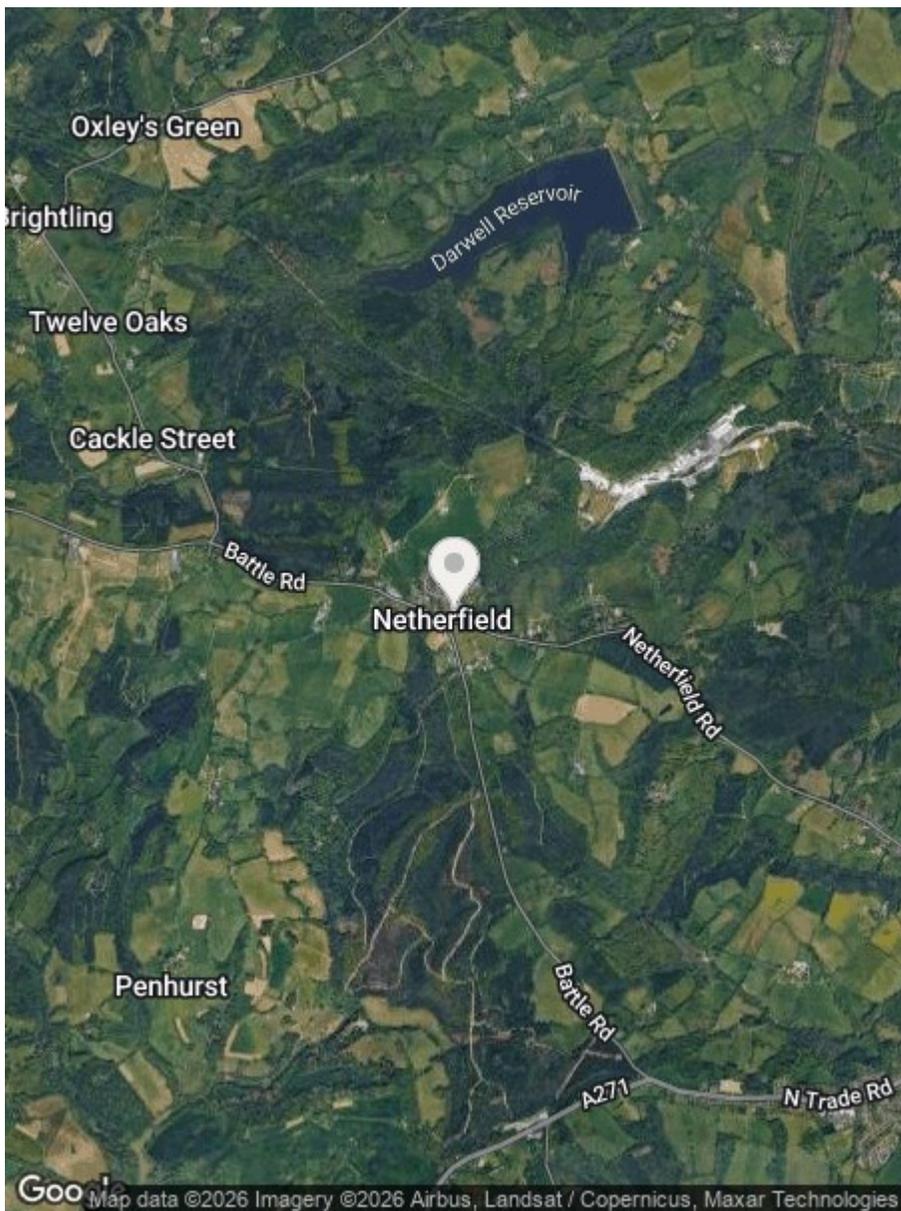
Reduced headroom

----- 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.

GIRAFFE360





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.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

**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**