

**RUSH  
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WILSON**

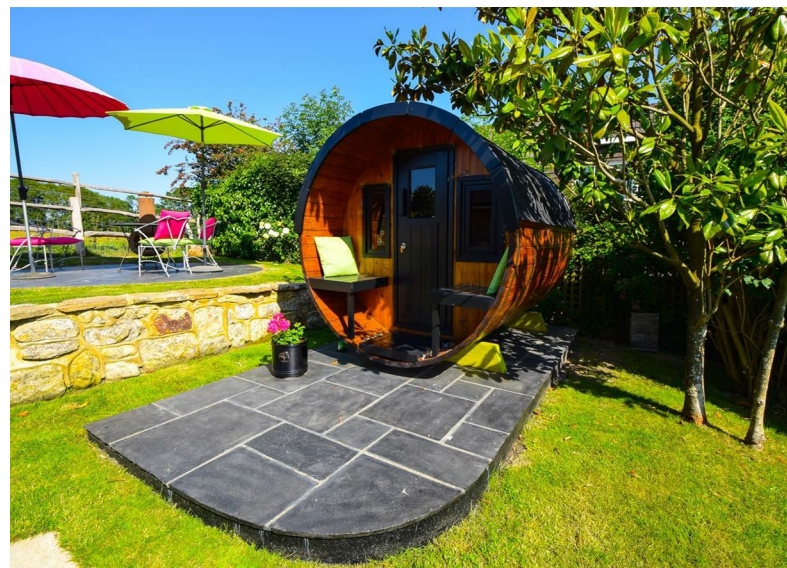


**Tritemius Netherfield Hill, Battle, East Sussex TN33 0LQ  
£625,000**

**Rush Witt & Wilson are proud to present to the market this beautifully presented detached chalet bungalow, in a highly desirable location on a fantastic plot offering views not only towards the town but neighbouring fields that adjoin the gardens. Allowing you to enjoy the views from the terraces and patios that have been landscaped immaculately.**

**Internally multiple rooms utilise the gardens by opening out to the side to allow you to enjoy the outside space not only from your reception and dining area, but the ground floor bedroom. The versatile accommodation is currently arranged with three generous bedrooms, two bathrooms and multiple reception rooms of which one seamlessly opens into the open plan kitchen/conservatory room.**

**A viewing is considered essential to appreciate the high quality finish and amazing position that this property occupies via appointed sole agents Rush Witt & Wilson.**



The property is approached via a limestone paved pathway, with steps to the front door.

A composite door with opaque panelling with adjacent opaque double glazed window lead into:

### Entrance Hallway

Radiator and exposed wood flooring.

Solid wood door with inset glass panels leading into:

### Living Room

20'98 x 12'68 into 16'19 bay (6.10m x 3.66m into 4.88m bay)  
Large bay with a set of double glazed upvc window to the front aspect, exposed wood flooring, radiator, feature fireplace with floating solid wood mantel and inset wood burning stove.

Doorway leading to the following:

### Inner Hallway

Built in floor to ceiling storage cupboards, radiator and continuation of the exposed solid wood flooring.

### Bedroom Three

12'26 x 13'34 (3.66m x 3.96m)

Dual aspect with a large set of double glazed upvc windows to the front aspect and double glazed upvc double French doors leading to the side opening onto the garden and radiator.

It is noted that there is a fantastic views not only overlooking the garden but towards Battle.

### Family Bathroom

Double glazed opaque upvc window to the side aspect, heated column towel rail, panel enclosed L shape bath with electric MIRA shower over and a tiled splash back, tiled flooring, built in vanity unit with work surface over and inset wash hand basin and low level w/c.

The room additionally has underfloor heating with wall mounted controls.

### Dining Room

13'26 x 10'66 (3.96m x 3.05m)

Large set of double glazed double glazed upvc double French doors leading to the side opening onto the garden, radiator and continuation of the exposed solid wood flooring.

Large opening leading into the conservatory:

### Conservatory

11'47 x 7'84 (3.35m x 2.13m)

Double glazed floor to ceiling upvc windows to rear and side with glass pitched roof, double glazed French doors leading to the side aspect and rear patio, continuation of the exposed wood flooring and radiator.

### Kitchen

7'74 x 21'19 (2.13m x 6.40m)

Large set of double glazed upvc windows to the rear aspect with views over adjoining fields, continuation of the exposed solid wood flooring and radiator.

Range of matching wall and base mounted units with work surfaces over, integrated Lamorna dishwasher, inset stainless steel sink with side drainer and mixer tap, space for range style cooker with extractor over and space for freestanding fridge/freezer.

Large opening leading through into the conservatory.

Doorway leading through to the following:

### Utility Room

Space and plumbing for freestanding washing machine and additional white goods, wall mounted electric heater, wall mounted Glowworm boiler and double glazed upvc window to the side aspect.

Stairs leading to the first floor:

### First Floor

The landing has built in storage cupboard, large Velux window to the rear aspect overlooking neighbouring fields and laid to carpet.

Doors leading to the following:

### Bedroom One

10'74 max x 16'83 (3.05m max x 4.88m)

Dual aspect room with large Velux window with views to the rear and upvc double glazed window to the front aspect with equally as interesting views, built in storage cupboards and laid to carpet.

Doorway leading through to:

### En Suite

Opaque Velux window to the side aspect, wash hand basin, single shower enclosure with Triton electric shower over, radiator and exposed wood flooring:

### Bedroom Two

12'12 x 14'28 (3.66m x 4.27m)

Two large Velux windows to the front aspect, wall mounted electric radiator, access to eaves storage with additional built in storage cupboards and laid to carpet.

### Outside

### Gardens

The gardens are a particular feature of this property, with the front consisting of a large private area of lawn, with sleeper raised vegetable planters and enclosed by various mature hedges and bushes. There is a timber shed for storage of garden tools.

A beautifully laid limestone paved pathway which leads from the front of the house and wraps around the entire property, with various security gates and providing side access to the garage.

The rear and side garden can only be described as breathtaking, landscaped to take in the stunning views in every direction, but mostly the open field to the rear. With various areas of patio/terrace and beautiful ornate stone walling and limestone patio to the immediate rear wrapping around the conservatory. The side garden is also predominantly laid to lawn with a timber framed sauna room with its own paved terrace.

### Off Road Parking

A large tumbled block paving driveway provides off road parking for multiple vehicles, which in turn leads to the integral garage.

### Garage

Garage has an up and over door to provide vehicular access, but has been arranged neatly to provide storage, with a double glazed opaque upvc door to the side with adjacent window.

### 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.





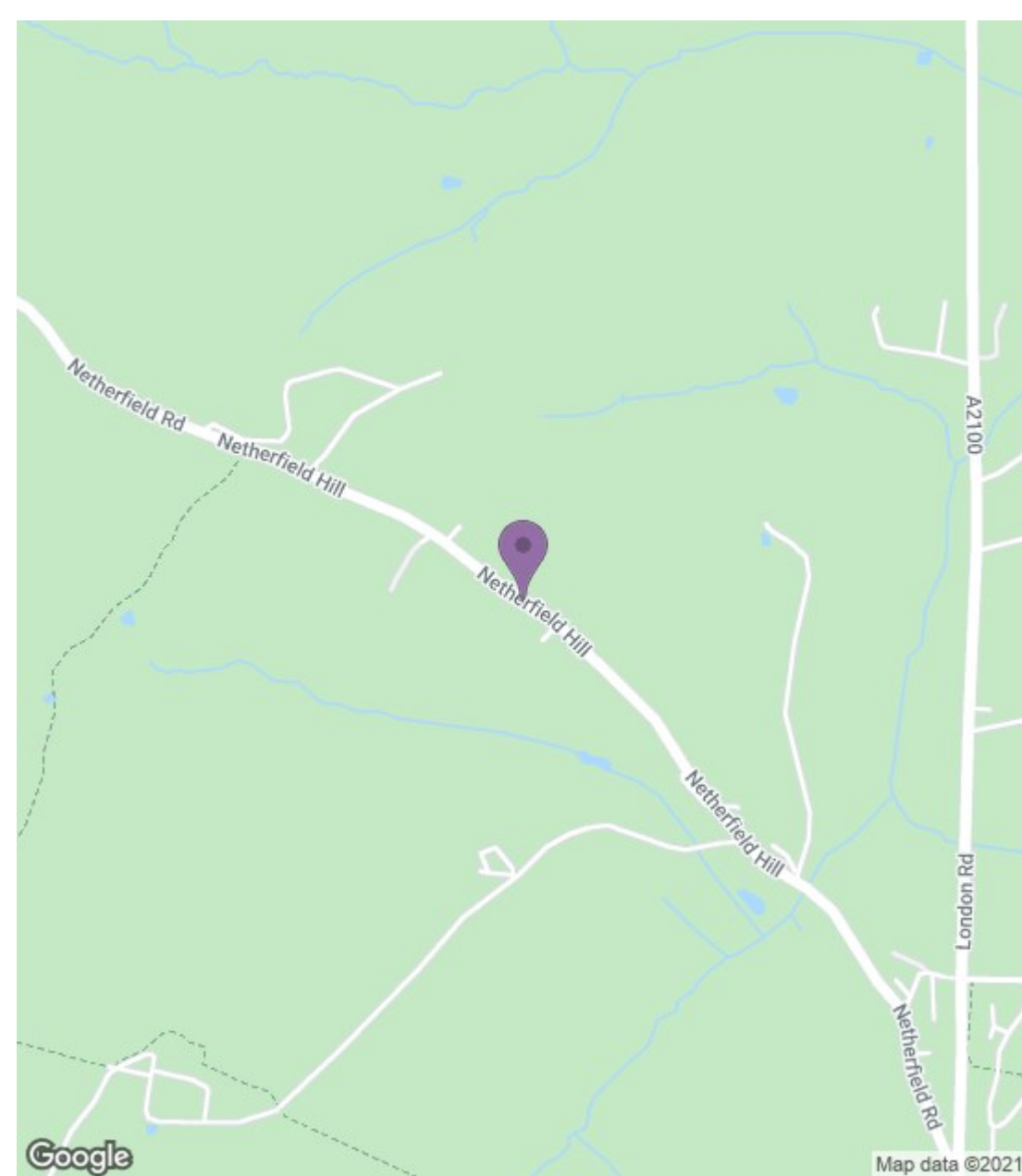
GROUND FLOOR  
APPROX. FLOOR  
AREA 1252 SQ.FT.  
(116.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 843 SQ.FT.  
(78.3 SQ.M.)  
TOTAL APPROX. FLOOR AREA 2095 SQ.FT. (194.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive	2002/91/EC	

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