







Rookery Nook Netherfield Hill

Battle, Battle

With a kitchen that opens to a light-filled conservatory, a garden built for long evenings, and permission for a full two-storey extension, this cottage pairs daily ease with future potential –all set in a quiet, countryside location with plenty of parking
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Original fireplace in the main reception room
- Spacious kitchen with ample storage and workspace
- Light-filled conservatory with garden access
- Attic room suitable for a home office or guest space
- Parking for three cars plus gated caravan storage
- Expansive garden with lawn, decking, and outdoor bar
- Large shed for storage or creative use
- Convenient location near schools and amenities
- Blend of character and practicality throughout







A warm and welcoming home with a sociable kitchen, light-filled conservatory, and a garden built for entertaining—complete with summer house, bar and decking. Located on scenic Netherfield Hill, with parking for three and space to grow.

Step into the reception room, where an original fireplace offers a cosy focal point and a front-facing window that draws in soft natural light. A practical under-stairs cupboard and radiator complete the space, blending comfort with function.

The kitchen combines rustic charm and modern ease, with a Rayburn cooker as a centrepiece and potential to fit a log burner. There's ample storage, a ceramic sink, vinyl flooring and generous worktops, plus room for a washing machine and tall fridge/freezer. A garden-facing window adds a peaceful view while you cook.

From the kitchen, head into the bright conservatory—glass-fronted and opening directly onto the garden, it's ideal for casual dining, play, or quiet morning coffee.

Upstairs, the double bedroom at the front includes a useful recess for wardrobes or shelving, while the rear single enjoys views across the garden and houses the combi boiler. The bathroom at the end of the hall features a bath with overhead shower, WC, basin with vanity, towel rail and a window for ventilation and light.

The converted attic provides a generous bonus space—perfect as a double bedroom, quiet retreat or home office.

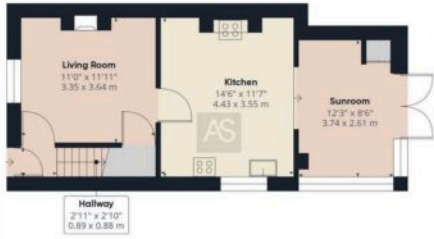


Outside:

The rear garden has been laid out for both relaxation and celebration, with a lawn, timber decking, a summer house and even a private bar. The front offers ample off-street parking, including a gated area previously used for a caravan.

Location:

Nestled on Netherfield Hill in East Sussex, the setting offers countryside peace with everyday convenience. Local schools, shops and transport links are all within easy reach, making this an excellent choice for families and those craving more space and calm.



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



Approximate total area[®]
974.9 ft²
90.57 m²

Reduced headroom
42.32 ft²
3.93 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustration purposes only.

Calculations are based on RICS IPMS 3C standard.

DRAFT 360



Floor 0 Building 1



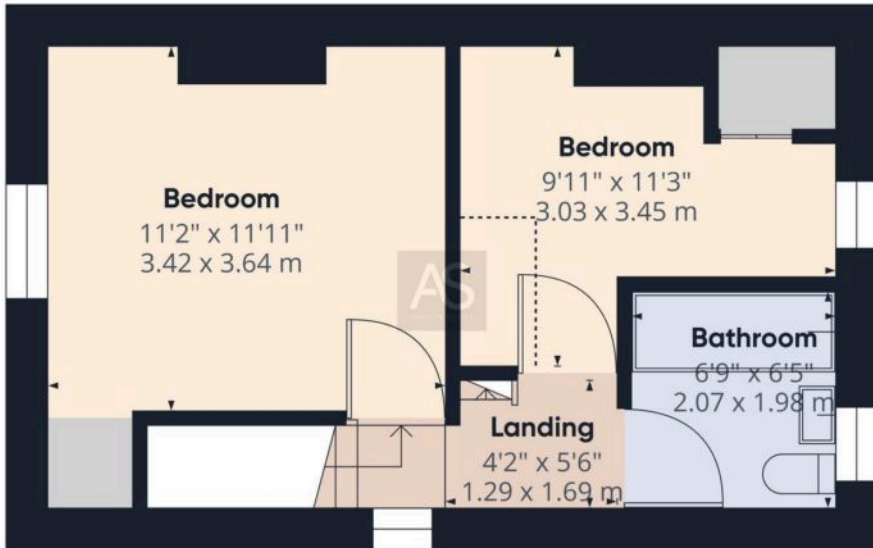
Approximate total area[®]
436.8 ft²
40.58 m²

(1) Excluding balconies and terraces

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Calculations are based on RICS IPMS 3C standard.

DRAFT 360



Floor 1 Building 1



Approximate total area[®]
293.43 ft²
27.26 m²

Reduced headroom
9.02 ft²
0.84 m²

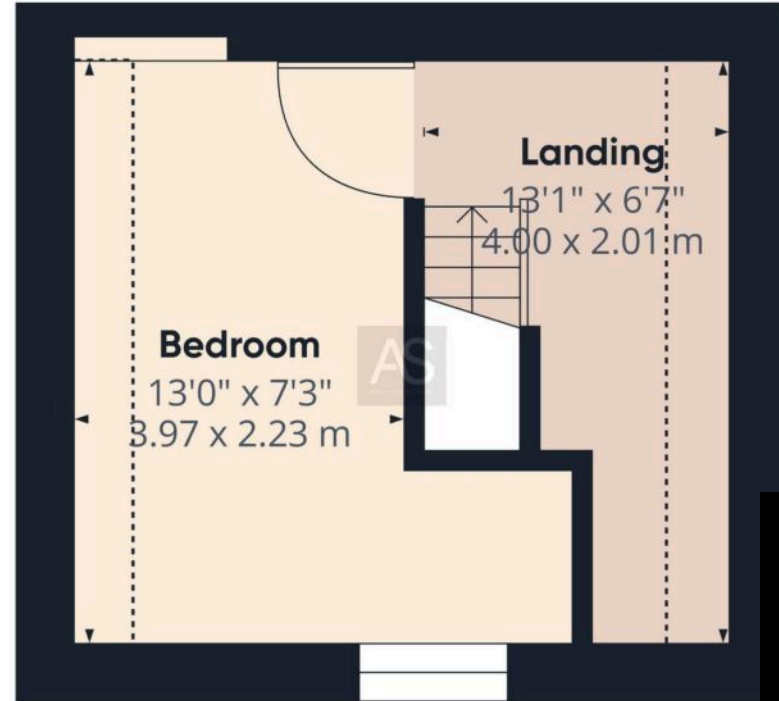
(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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Calculations are based on RICS IPMS 3C standard.

DRAFT 360



Floor 2 Building 1



Approximate total area[®]
168.89 ft²
15.69 m²

Reduced headroom
33.3 ft²
3.09 m²