



Old Police House

Darvel Down

Netherfield, nr Battle

East Sussex TN33 9QF

On Behalf Of

Starglade Homes Ltd



**3 BEDROOM DETACHED HOUSE IN A RURAL SUSSEX
VILLAGE WITH PLANNING IN PLACE FOR AN ADDITIONAL
3 BEDROOM PROPERTY**

*3 Bedrooms, Family Bathroom, Living/Dining Room, Kitchen
Downstairs Cloakroom, Gas Central Heating,
Secluded gardens to front and rear*

Price Guide: £330,000 Freehold

A Ten Year NHBC Guarantee will be granted on Completion

LOCATION

The Property is situated within the small Sussex village of Netherfield within walking distance of the Primary School, Post Office and next door to the recreational playing fields. The property is a spacious three bedroom detached family house with enclosed gardens to the front and rear, downstairs shower room/WC and separate sauna. For those looking for a development project this property is sold with planning consent for a partial demolition of the side of the existing house to create a detached dwelling. Planning reference no. RR/2006/2570/P. Netherfield stands on a high point off the B2096 between the historic town of Battle. The thriving Sussex town of Battle with its main line rail service to London and famous Abbey is easily accessible to the property, which I believe, will be of particular interest to the London market. Other train stations nearby include Roberstbridge, Crowhurst, Etchingham and Stonegate, all under about 7 miles from the property. Netherfield village has a well-regarded Primary School, Post Office and traditional in. The thriving market town of Heathfield lies to the west and in general provides a range of shopping facilities some of an interest independent nature with the backing of supermarkets of a national network. The area is well served with schooling for all age groups. The spa town of Royal Tunbridge Wells with its excellent shopping, leisure and grammar schools is only approx 16 miles distance with the larger coastal towns of both Brighton and Eastbourne being reached within approximately 35 minutes drive.

DIRECTIONS

Take the B2096 from Battle and continue for 4 miles until you reach Netherfield Leave the main road by taking a sharp right and turn left opposite the General Stores. The Old Police House is on the immediate left screened by an evergreen hedge.

DESCRIPTION

The building is thought to be around 50 years old and was originally built for the village Constable, serving as both lodging and the local police station. The construction is brick under tiled roof.

ACCOMMODATION

Entrance Hall: Partly glazed sturdy front door opening up to ENTRANCE HALL: Radiator. Double glazed window overlooking the flooring. Under stairs access and useful store cupboard. Ceiling spotlights. Heating thermostat.

Living/Dining Room: 6.4m x 3.96m (21'0" x 13'0") York stone fireplace with wall mounted gas fire, built in bookcase, ceiling spotlights, power points, main light dimmer switch, TV aerial point and central heating radiators. Sliding patio doors opening to secluded front garden.

Kitchen: 3.5m x 3.0m (11'8" x 10'0") Fitted with a range of wall and base and draw units with roll top edge laminate worktops, sink with mixer tap, gas hob cooker with extractor hood, double gas oven, integrated dishwasher, walk-in larder, ceramic tiled floor and central heating radiator. Glazed door leading outside to covered area and garage.

1st Floor Landing with ideal space for a home office, telephone point

Garage: Which has automatic operated up and over door, power and light connected. Stable garden door.

Door from entrance hall opens to SAUNA ROOM A 'Helo' separate sauna unit with tinted glass door, internal temperature controls. From the entrance area access continues through to:-

GROUND FLOOR SHOWER ROOM/WC: this is a very nicely fully tiled with close coupled WC, wash hand basin with surface to side and cupboard under. Good sized cubicle with sliding glazed screen. Wainscott paneling to the ceiling and ceiling spotlights.

A staircase rises from the entrance hall to the **FIRST FLOOR LANDING:** Landing window.

Master Bedroom: 3.96m x 3.35m (13'1" x 11'0") Double glazed window with Venetian

blind, fitted bedroom furniture, main light dimmer switches, power points and radiator.

Bedroom 2: 3.96m x 2.89m (13'1" x 9'7") Double glazed window with Venetian blind, radiator and power points.

Bedroom 3: 3.0m x 2.4m (10'0" x 7'10") Double glazed window, fitted bedroom furniture, tubular radiator, concealed pre lagged hot tank with immersion heater.

Bathroom: Coloured suite comprising bath with shower attachment, low level W.C., pedestal hand basin, fully tiled walls and towel radiator. Frosted pane PVC double glazed window. Wainscott ceiling panelling with spotlights.

Attic: Insulated and part boarded, access via pull down loft ladder.

Please note all measurements are approximate.

Outside: The property is approached via a DRIVEWAY providing OFF-ROAD PARKING for several vehicles in turn leading to the GARAGE. From here there is a well screened area of garden sat as a lawn with a hard standing area to the side of an ornamental fishpond and fall. The gardens to the FRONT enjoy a paved patio area and are well screened by mature conifers and hedging and specimen trees. There is a gated side access which in turn leads to the REAR gardens. These gardens are again set to a lawn area with a patio area abutting the property. There is a mature selection of shrubs and trees offering a great deal of privacy. External water tap.

Services: All main services are connected.

Viewing: Please telephone, anytime for details, 01892 613492. Or contact the estate agents below.

FULL PLANNING FOR AN ADDITIONAL DWELLING

Planning permission has been granted for a 3 bedroom detached house to the side of the plot in which Old Police House sits.



Please contact us for details and site plans.

www.cpdlimited.co.uk

These particulars are intended as a guide only. Their accuracy is neither intended nor is it to be relied upon. Prospective purchasers are invited to conduct their own enquiries. Nor do the particulars form part of a contract.

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