

Park Cottage Hooe Road, Battle, East Sussex TN33 9EH
Offers In Excess Of £780,000 Freehold

About this property

A substantial and beautifully presented detached family home, with over 3,000 sq ft of accommodation, comprising entrance porch, entrance hallway, stunning open plan kitchen/living/dining room, utility room, separate living room, downstairs office, conservatory, additional reception room and downstairs shower room suite. To the first floor, the property boasts use of a modern family bathroom suite and five double bedrooms, with two ensuites and the principal suite benefitting from ensuite and dressing room. Other internal benefits include central heating system and double glazed windows and doors throughout.

Externally, the property provides off road parking for multiple vehicles, two separate garages, also suitable for secure sheltered parking or storage, and a large, well maintained rear gardens, which is mainly laid to lawn with a large patio area suitable for 'Alfresco dining', enclosed to all sides providing privacy and seclusion, with side access also available.

The property is situated in this sought after rural location of Hooe, surrounded by countryside whilst remaining within easy reach of Battle & Bexhill, where you will find various amenities and public transport routes.

Viewing is highly recommended by Rush, Witt & Wilson Bexhill.








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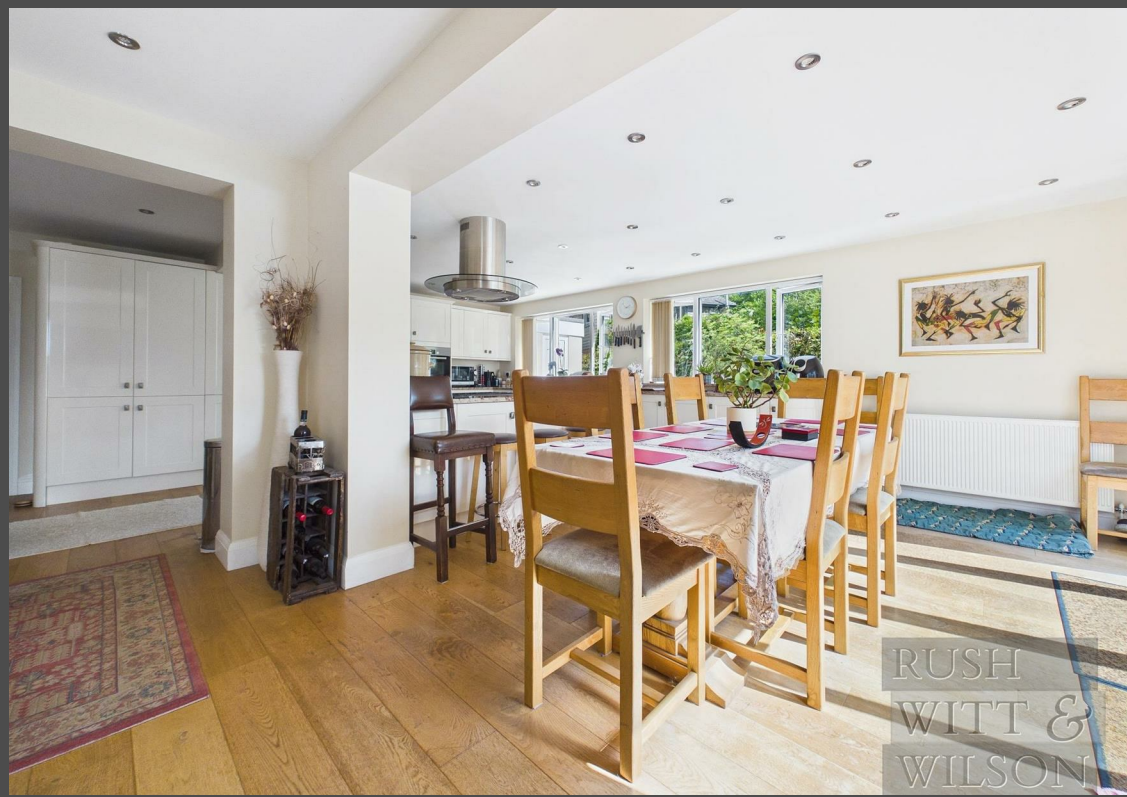

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Floor 0



Floor 1

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Approximate total area(1)

295.8 m²

3185 ft²

Reduced headroom

1.4 m²

15 ft²

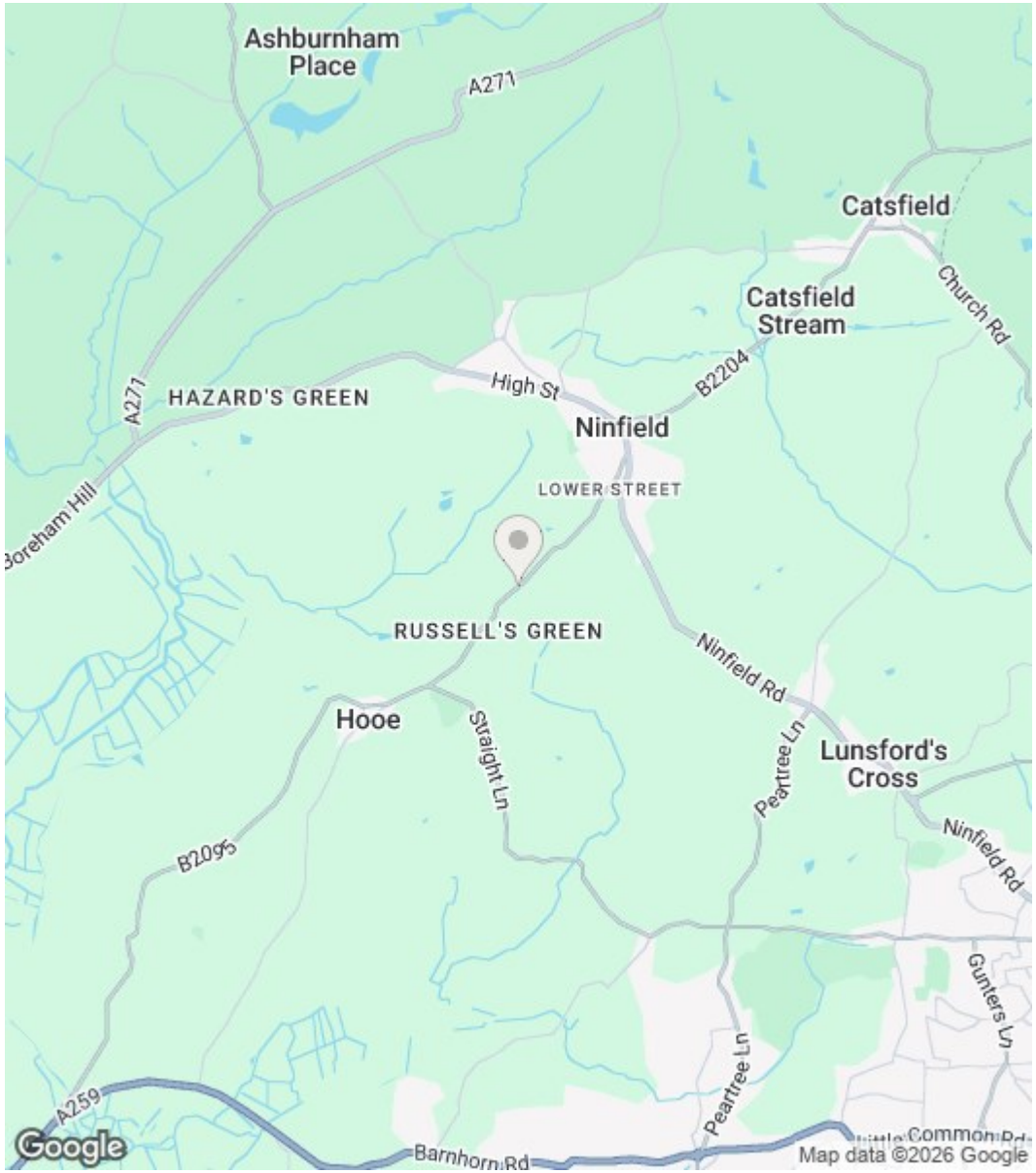
(1) Excluding balconies and terraces

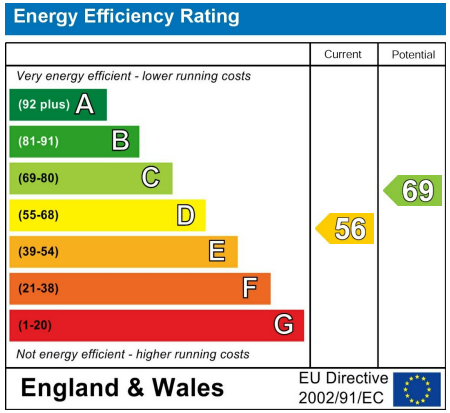
Reduced headroom

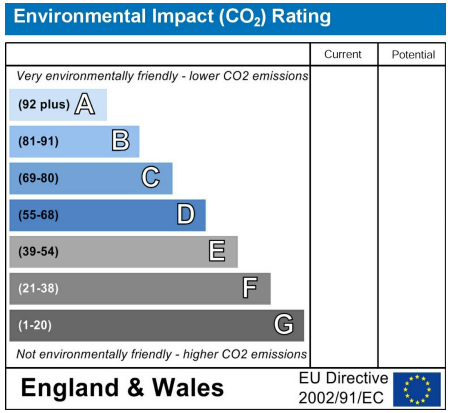
..... Below 1.5 m/5 ft

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 - F

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).

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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

RUSH WITT & WILSON

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