



ESTATE AGENTS

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Guide Price £525,000

GUIDE PRICE £525,000-£550,000

Beautifully presented SIX BEDROOM DETACHED FAMILY HOME with DOUBLE GARAGE located in this highly sought-after and quiet cul-de-sac on this residential estate towards the northern outskirts of St Leonards. Within easy reach of the historic town of Battle with its schooling facilities, whilst also being within easy reach of Hastings town centre.

The property offers EXTREMELY SPACIOUS & VERSATILE ACCOMODATION over three floors and is SUPERBLY PRESENTED throughout whilst also featuring a range of MODERN UPGRADES such as SOLAR PANELS and an AIR SOURCE HEAT PUMP with energy efficiency in mind.

Inside, the accommodation comprises a porch, hallway, bedroom, DOUBLE GARAGE, first floor landing leading to a 19ft LOUNGE with FEATURE LOG BURNER in addition to a 28ft MODERN KITCHEN-DINER, this floor also benefits from a separate UTILITY ROOM, wc and BEDROOM/ ADDITIONAL RECEPTION ROOM. To the second floor there are FOUR FURTHER BEDROOMS with the master enjoying its own EN SUITE in addition to a further SHOWER ROOM.

Externally the property boasts OFF ROAD PARKING leading to the aforementioned DOUBLE GARAGE, whilst to the rear is a PRIVATE GARDEN that is considered family friendly.

The property is tucked away in this quiet cul-de-sac within the popular High Beech estate, considered within easy reach of Battle, the A21 and Hastings town centre.

If you are looking for a BEAUTIFULLY PRESENTED SUBSTANTIAL DETACHED FAMILY HOME look no further than this STUNNING EXMAPLE and call the owners agent now to book your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE PORCH

Door to:

ENTRANCE HALLWAY

Stairs rising to first floor accommodation, radiator, door to:

BEDROOM

13'9 x 7'4 (4.19m x 2.24m)

Double glazed windows to front and side aspects, radiator.

INNER LOBBY

Spacious under stairs storage cupboard.

GARAGE

20'2 max x 15'5 max (6.15m max x 4.70m max)

Electric roller door.

STORAGE ROOM

Forming part of the garage with electric roller door.

FIRST FLOOR LANDING

Stairs rising to second floor accommodation, wall mounted thermostat control, radiator.

LOUNGE

19'5 x 13'9 (5.92m x 4.19m)

Dual aspect living room with double glazed windows to front and side aspect, feature log burner, radiator, television point.

KITCHEN-DINER

28'11 x 11'4 narrowing to 9'10 (8.81m x 3.45m narrowing to 3.00m)

Beautifully presented modern fitted kitchen comprising a range of eye and base level units with worksurfaces over, induction hob with extractor above, integrated double oven; one having microwave feature, space and plumbing for dishwasher and breakfast bar, dining area offering ample space for dining table and chairs, radiator, two double glazed windows and double glazed French doors to rear aspect leading out to the garden.

UTILITY ROOM

8'6 x 7'2 (2.59m x 2.18m)

Storage units with worksurfaces over stainless steel inset sink with mixer tap, space and plumbing for washing machine, radiator, double glazed window to side aspect and door to rear aspect leading onto the garden.

WC

6'x 5'4 (1.83mx 1.63m)

Wash hand basin with tiled splashback, wc, radiator, door to large storage cupboard, double glazed obscured window to side aspect.

BEDROOM/ RECEPTION ROOM

12' x 7'6 (3.66m x 2.29m)

Storage cupboard, double glazed window to front aspect, radiator.

SECOND FLOOR LANDING

Double glazed window to front aspect, loft hatch, storage cupboard.

BEDROOM

16'4 x 13'11 (4.98m x 4.24m)

Range of fitted wardrobes, double glazed windows to front and side aspects, radiator, door to:

EN SUITE

12'1 x 6'3 (3.68m x 1.91m)

Roll top bath with mixer tap, separate walk in shower, wc, wash hand basin, part tiled walls, radiator, double glazed obscured window to rear aspect.

BEDROOM

10'3 x 9'11 (3.12m x 3.02m)

Double glazed window to rear aspect, radiator.

BEDROOM

11'8 x 10' (3.56m x 3.05m)

Double glazed window to rear aspect, radiator.

BEDROOM

8'8 x 7'7 (2.64m x 2.31m)

Double glazed window to front aspect, radiator.

SHOWER ROOM

Luxury modern suite comprising a walk in double shower with shower screen, wash hand basin, wc, double glazed obscured window to side aspect.

REAR GARDEN

Private and secluded, featuring a large decked area ideal for seating and

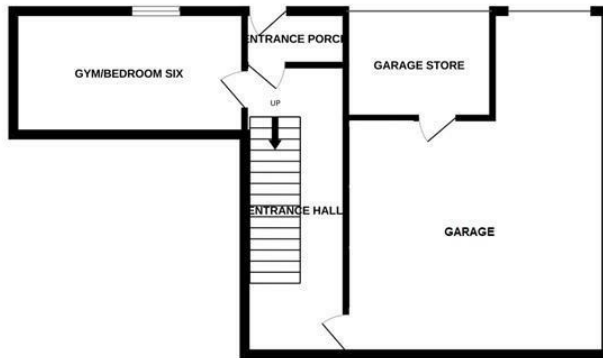
entertaining, area of lawn, area of artificial lawn with hot tub, a range of mature shrubs, plants and trees, exterior lighting, side access, a number of storage sheds, enclosed fenced boundaries.



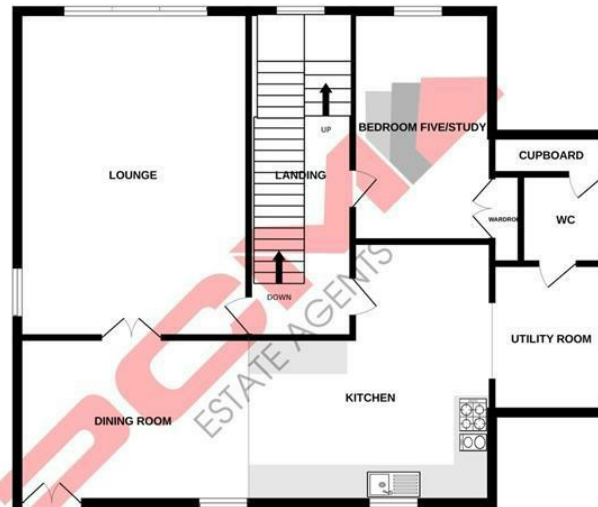




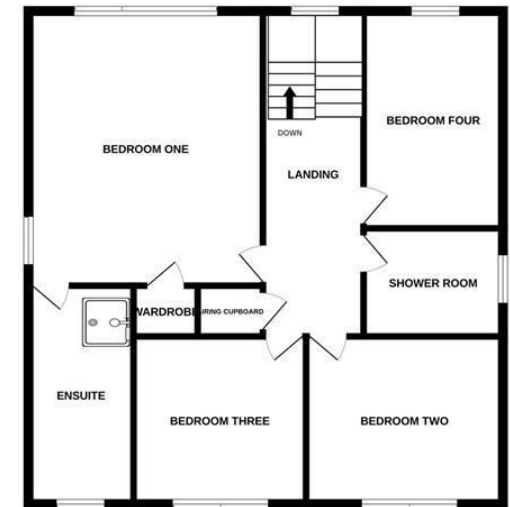
GROUND FLOOR



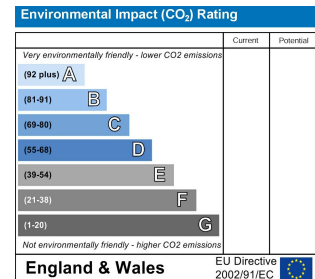
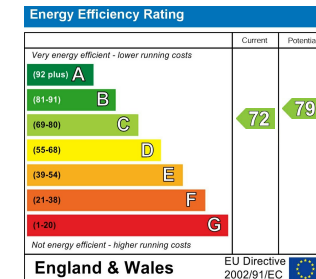
1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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