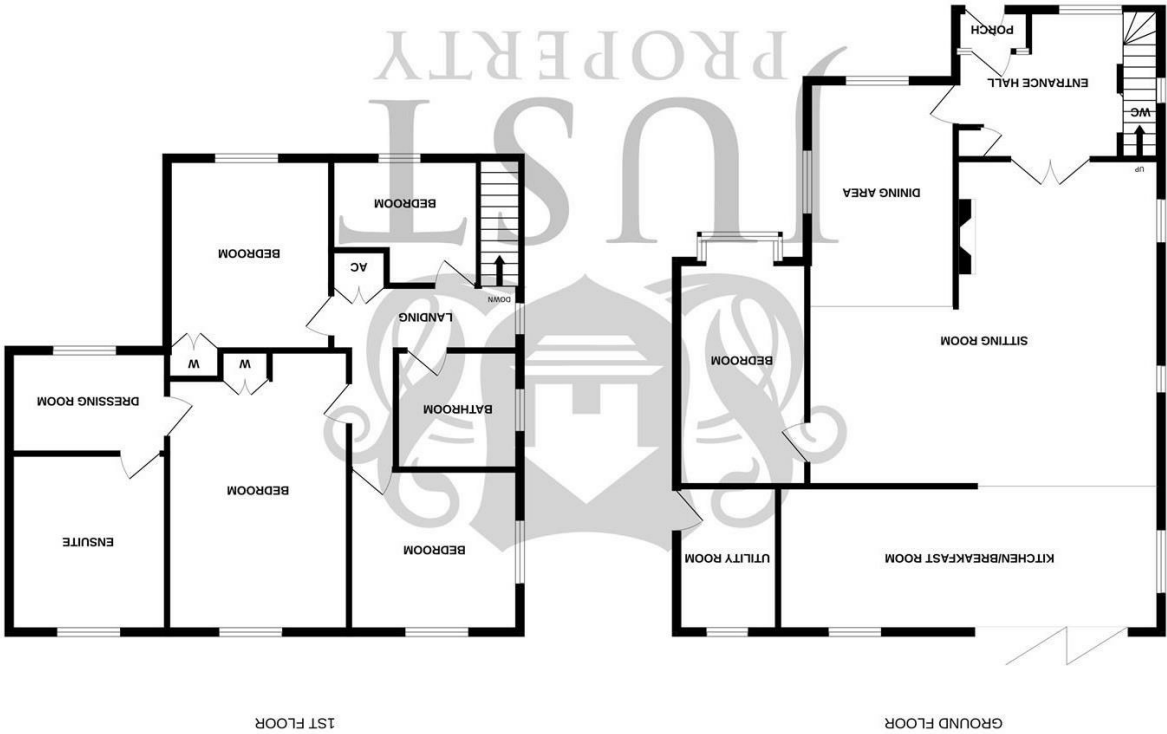




England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Very energy efficient - lower running costs
		A (92 plus)
		B (81-91)
		C (69-80)
		D (55-68)
		E (39-54)
		F (21-38)
Potential	79	G (1-20)
		Not energy efficient - higher running costs



Whilst every attempt has been made to ensure the accuracy of the footprint contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.

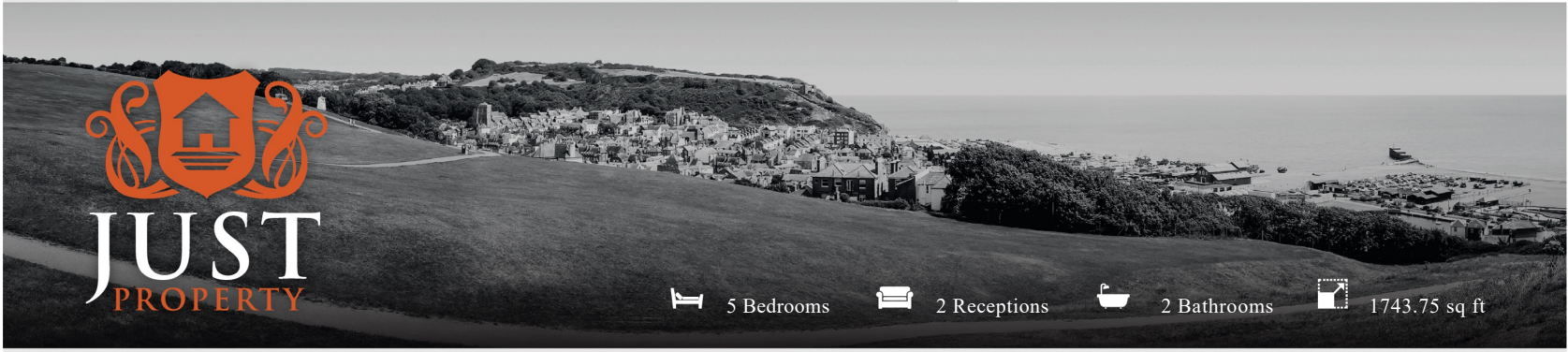
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# FLOORPLANS

110 Hastings Road, Battle, TN33 0TQ

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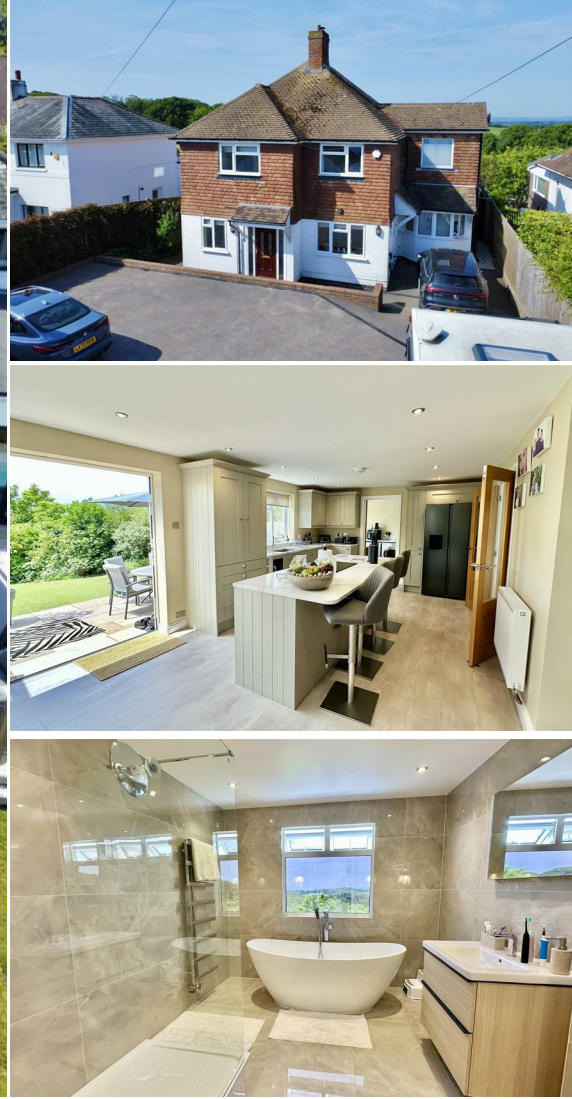


5 Bedrooms 2 Receptions 2 Bathrooms 1743.75 sq ft

110 Hastings Road, Battle, TN33 0TQ

Freehold

£800,000







Freehold

£800,000



## ROOM DIMENSIONS

Front Door

Porch

Hallway

WC

Sitting Room

17'10" x 10'11" (5.44 x 3.33)

Dining Room

26'5" x 9'3" (8.07 x 2.84)

Kitchen / Breakfast Room

24'9" x 11'7" (7.55 x 3.55)

Bedroom

15'6" x 8'0" (4.73 x 2.45)

Utility Room

11'8" x 6'2" (3.56 x 1.88)

Stairs up to Landing

Bedroom

7'3" x 7'11" (2.23 x 2.43)

Bathroom

7'0" x 5'8" (2.15 x 1.73)

Bedroom

9'4" x 9'4" (2.87 x 2.87)

Bedroom

11'8" x 10'10" (3.57 x 3.32)

Principle Bedroom

14'9" x 10'10" (4.51 x 3.32)

Dressing Room

9'3" x 5'2" (2.83 x 1.60)

En Suite

9'11" x 8'7" (3.03 x 2.62)

Gated Entrance

Off Road Parking

Large Garage

Patio

Rear Garden

Orchard Garden

Access To Rear Meadow

## PROPERTY DETAILS

\*\*\* OFFERS OVER £800,000 \*\*\*

A stunning and contemporary five-bedroom detached family home, beautifully presented and offering versatile accommodation, located on the edge of the historic and picturesque town of Battle.

Battle offers a charming selection of independent shops, cafés, and highly regarded primary and secondary schools. The property is also ideally placed for commuters, with the train station providing regular services to London and convenient access to Hastings, Bexhill, Eastbourne, and Rye.

This exceptional home has been thoughtfully extended and improved by the current owners to create a stylish and flexible living space. From the spacious entrance hall with ground floor W.C., there is an elegant open-plan living and dining area, flowing through to a stunning fitted kitchen and breakfast room with bi-folding doors opening onto the rear garden. A separate utility room and a ground floor double bedroom add to the flexibility of the layout.

Upstairs, the property features two generously sized double bedrooms, a further single bedroom, a luxury family shower room, and a fabulous principal suite with fitted wardrobes, a dressing room, and a luxurious en-suite bath and shower room – all enjoying beautiful countryside views.

Externally, the home is accessed via electric gates leading to a large private driveway and a detached double garage. The landscaped rear garden includes a patio and entertaining area, lawn with a play space, and a peaceful orchard section, all backing onto open countryside with gated access to nature walks.

Viewing is essential to appreciate the space, style, and setting of this truly special home. Contact the vendor's chosen sole agents, Just Property.

## FEATURES

- Five Bedrooms
- Detached Family Home
- Beautiful Interiors
- Ample Off Road Parking
- Stunning Fitted Kitchen / Breakfast Room
- Lovely Principle Bedroom Suite
- Orchard To Rear
- Good Sized Garage
- Gated Entrance
- Easy Access To Battle, and Hastings



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.