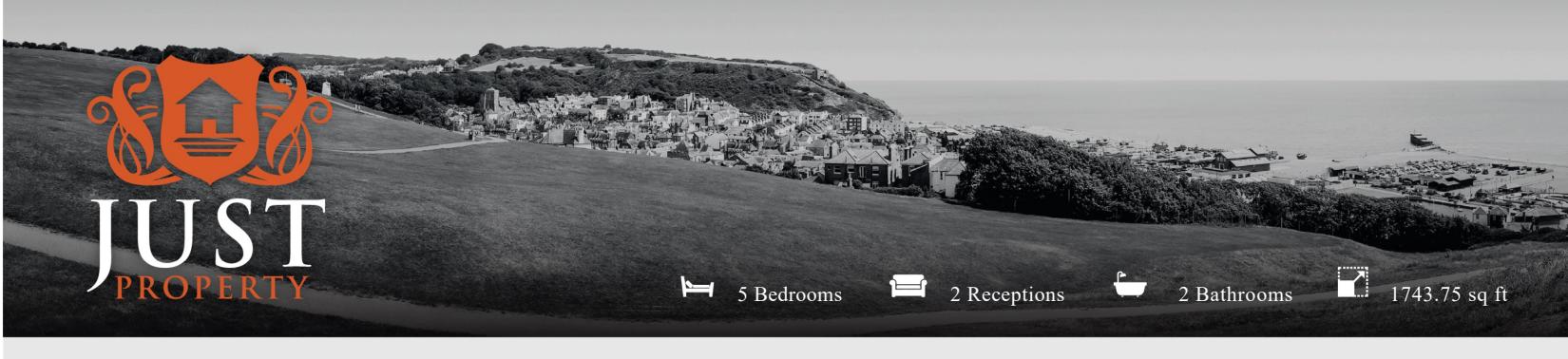


# FLLOORPLANS

www.justproperty.net



£800,000

110 Hastings Road, Battle, TN33 01Q





**£800,000**



 5 Bedrooms

 2 Receptions

 2 Bathrooms

 1743.75 sq ft

## 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.



## 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	

## 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

