

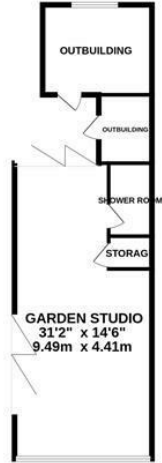
## Sandrock Hill, Battle TN33 9AT

Offers in excess of £600,000

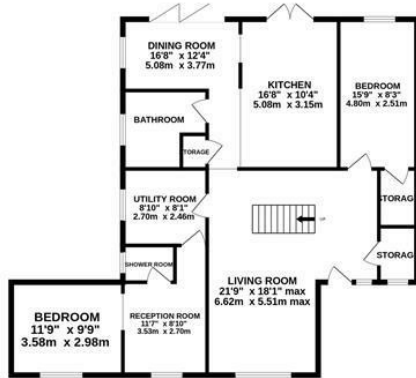
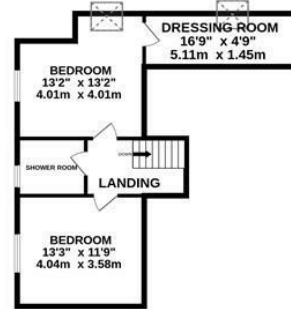


Rarely available four bedroom DETACHED CHALET STYLE HOME with OFF ROAD PARKING FOR MULTIPLE VEHICLES and a 31'2 x 14'6 DETACHED GARDEN STUDIO. Located in the VILLAGE OF CROWHURST it enjoys an enviable, RURAL SETTING adjoining fields at the rear. It's ideally placed for access to local schools, the village pub and the historic market town of Battle where there is a mainline railway station. The accommodation here offers a contemporary and OPEN PLAN FEEL with modern fittings. There is an impressive living space which measures 21'9 x 18'1 with a wood burning stove and a FLOATING OAK STAIRCASE leading to the first floor. The kitchen enjoys fitted high gloss units and is open to the dining room with a set of BI-FOLDING DOORS and double patio doors leading out to the garden, creating a sense of INDOOR/OUTDOOR LIVING. There are two double bedrooms on the ground floor, one of which features an adjoining reception area, en-suite shower room and COULD PROVIDE THE PERFECT SPACE FOR THOSE SEEKING DUAL ACCOMMODATION. There is also a large family bathroom on this level, while the first floor houses two further

GROUND FLOOR  
1772 sq.ft. (164.6 sq.m.) approx.



1ST FLOOR  
510 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA: 2282 sq.ft. (212.0 sq.m.) approx.

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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