

# MADE



120 Hastings Road  
Battle, TN33 0TQ

Offers in excess of £850,000



## 120 Hastings Road

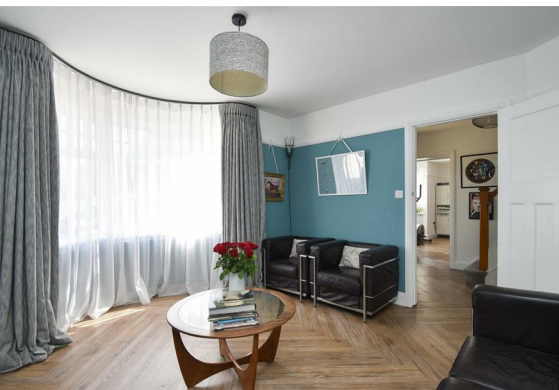
, Battle, TN33 0TQ

An extended and remodelled 1930's DETACHED FAMILY HOME situated in a sought after location in Battle, within Claverham Community College catchment area, easy reach of the High Street, nearby shops, traditional pubs and Battle mainline railway station which benefits from connections to London. Having UNDERGONE SIGNIFICANT RESTORATION the accommodation is PRESENTED IN EXCELLENT CONDITION THROUGHOUT offering a versatile space which is perfectly suited to family life. You enter in to a welcoming entrance hall, leading through to the OPEN PLAN KITCHEN, DINING AND LIVING which spans the rear of the property with large sliding doors and a set of patio doors framing an attractive outlook of the garden and opening to create a SENSE OF INDOOR/OUTDOOR LIVING. The kitchen is fitted with contemporary units housing integrated appliances with a central island and a SEPARATE UTILITY ROOM, larder and handy downstairs cloakroom. There is a second reception room with a feature fireplace and BESPOKE STORAGE, built-in to the alcoves and a third reception room/ground floor bedroom with an EN-SUITE SHOWER ROOM. The first floor houses five well proportioned bedrooms together with a family bathroom where there is a bath and separate shower enclosure and an additional shower room. From the rear of the property you can enjoy FAR REACHING VIEWS of the neighbouring countryside. Externally THE GARDEN HAS BEEN LANDSCAPED to offer

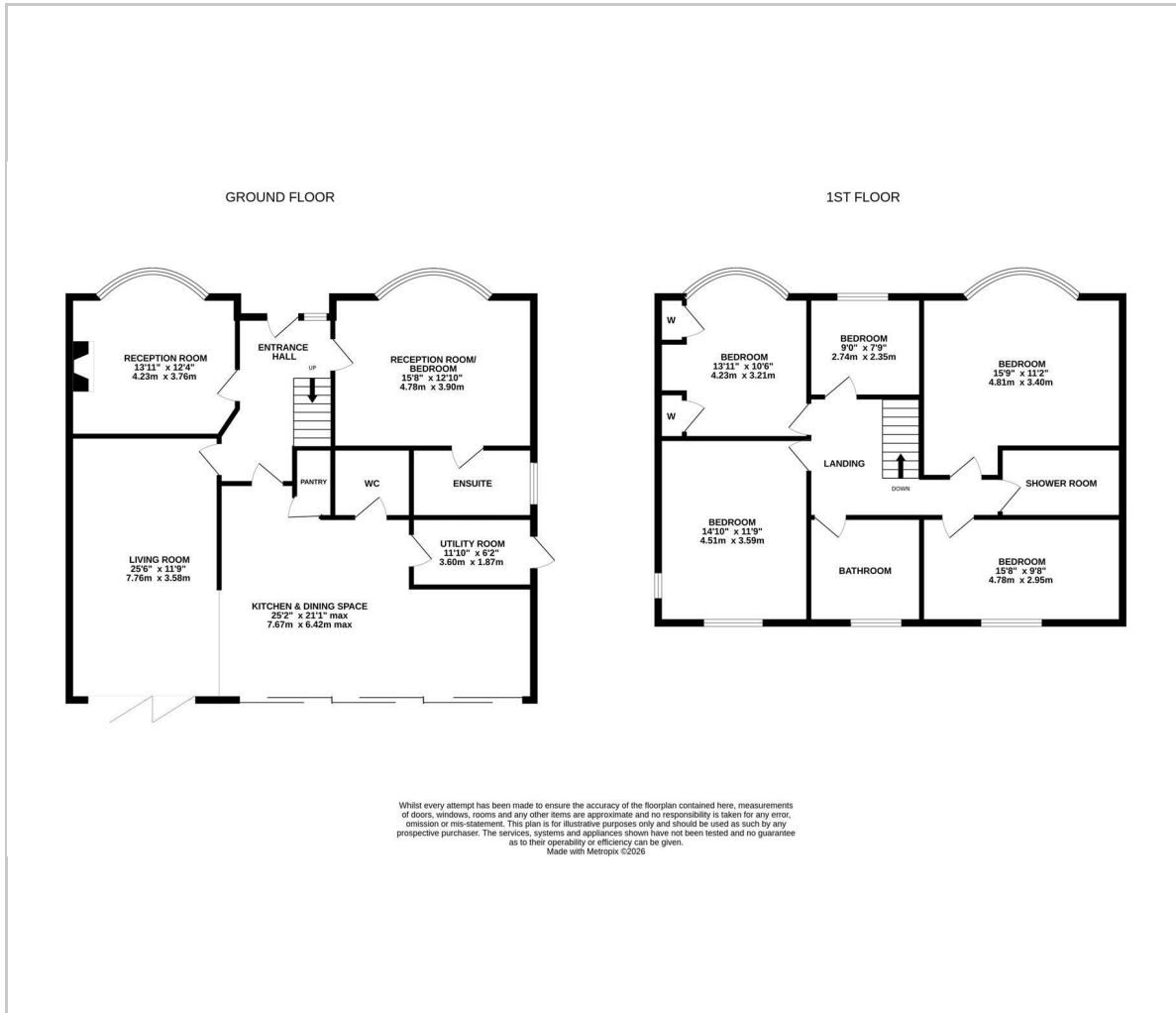




decking which spans the width of the house providing an idyllic space to dine al-fresco with a large expanse of level lawn beyond. At the end of the garden there is a gravel area with RAISED VEGETABLE BEDS. To the front of the property there is a driveway providing OFF ROAD PARKING FOR MULTIPLE VEHICLES.



## Floor Plan



## Viewing

Please contact our Hastings Office on 01424 444700 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

