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your local independent estate agent

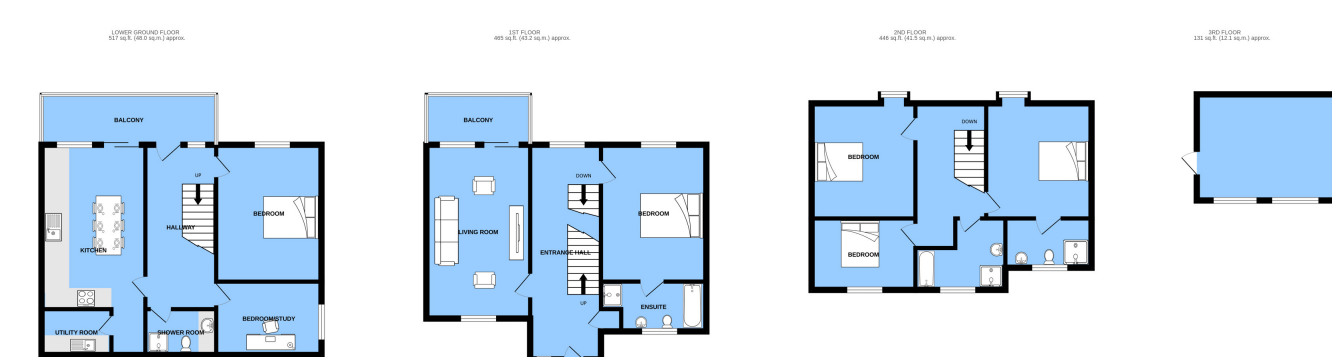
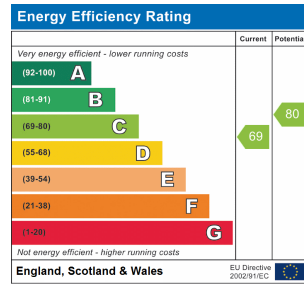
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TOTAL FLOOR AREA: 1559 sq.ft. (144.8 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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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9 Stonebeach Rise, St Leonards-on-Sea, East Sussex TN38 8EN **oieo £600,000 freehold**

GUIDE PRICE £600,000 TO £625,000 - Set in a popular residential location is this fabulous five bedroom detached family home that offers spacious and adaptable accommodation laid out over three floors with large double garage, enclosed gardens and southerly views towards Beachy Head.

- Detached Family Home
- Large Double Garage
- 4/5 Bedrooms
- Views to Beachy Head
- Popular Residential Area
- Close to Battle and Hastings
- Three Floors

Description

GUIDE PRICE £600,000 TO £625,000

Viewing is essential to appreciate this detached four/five bedroom family home that is considered ideal as a family home with adaptable accommodation set out over three floors. All the rooms are of generous proportions, arranged around a large reception hall. The principle reception room has sliding doors that lead out onto a railing enclosed balcony that enjoys the southerly views. The kitchen offers ample space for a breakfast table and there are two additional reception rooms, one that could be used as a bedroom in conjunction with a separate shower room. The master bedroom is located on the upper ground floor with an en-suite and built in wardrobes and to the first floor are three further double bedrooms, one with it's own en-suite and all with their own wardrobes. The property is approached over a driveway that leads to a parking area and large double garage. Behind the garage is a useful kitchen garden/store area. The rear gardens are a real feature of the property offering a good size area of level lawn that is well planted offering a good deal of privacy. Located in a popular residential setting, the house is within just a short drive of Battle and the mainline station.

Directions

From our office in Battle High Street proceed south towards Hastings and at the Bannatynes roundabout take the third turning right into Stonebeach Rise. Proceed down the hill where the property will be found along on the left hand side.

What3Words: ///worksheet.waddled.swoop

COVERED PORCH

With outside light and a panelled door through to

RECEPTION HALL

24' 10" x 6' 0" (7.57m x 1.83m) With stairs rising to the upper and lower floors, window to rear, coved ceiling, recessed lighting and large storage cupboard.

LIVING ROOM

22' 0" x 11' 10" (6.71m x 3.61m) An impressive double aspect room with sliding doors onto a railing enclosed balcony with views towards Beachy Head. Central limestone fireplace with inset real flame gas coal fire.

SITTING ROOM

13' 10" x 11' 9" (4.22m x 3.58m) With large window to garden.

STUDY/BEDROOM 5

11' 9" x 7' 8" (3.58m x 2.34m) With window to side.

SHOWER ROOM

6' 0" x 5' 9" (1.83m x 1.75m) Part tiled with a tile enclosed shower with glazed screen, pedestal wash hand basin, low level wc, large storage cupboard.

KITCHEN/BREAKFAST ROOM

16' 5" x 11' 9" (5.00m x 3.58m) plus 5' 7" x 5' 4" (1.70m x 1.63m) a dual aspect room with sliding glazed doors to the rear garden, fully tiled with a range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with with space and plumbing for dishwasher. There is an extensive area of working surface incorporating a one and a half bowl enamel sink with mixer tap and drainer, four ring hob with extractor fan above, fitted double oven, integrated fridge/freezer.

UTILITY ROOM

6' 0" x 5' 1" (1.83m x 1.55m) Wall mounted gas fired boiler, base and wall mounted cabinets with space and plumbing for appliances, stainless steel sink with mixer tap and drainer.

MASTER BEDROOM

15' 3" x 11' 9" (4.65m x 3.58m) Window taking in southerly views, two double wardrobe cupboards with hanging rail and shelving.

EN-SUITE BATHROOM

9' 3" x 5' 5" (2.82m x 1.65m) With obscured window to front, part tiled and fitted with a panelled bath with telephone style taps, low level wc, pedestal wash hand basin and large tile enclosed shower with glazed screen.

SECOND FLOOR LANDING

With eaves storage and velux window.

BEDROOM TWO

15' 5" x 11' 9" (4.70m x 3.58m) A dual aspect room with decorative panelling, southerly views and a double wardrobe cupboard with hanging and shelving.

EN-SUITE SHOWER ROOM

9' 2" x 6' 2" (2.79m x 1.88m) With obscured window to front, part tiled and fitted with a large shower with glazed enclosure, pedestal wash hand basin, low level wc, light and shaver point above.

FAMILY BATHROOM

8' 7" x 8' 5" (2.62m x 2.57m) With obscured window to front, part tiled and fitted with a white panelled bath with mixer taps and shower attachment, low level wc, corner shower with glazed enclosure, pedestal wash hand basin.

BEDROOM THREE

11' 9" x 10' 0" (3.58m x 3.05m) Window to front, triple wardrobe cupboard with hanging and shelving.

BEDROOM FOUR

11' 10" x 11' 10" (3.61m x 3.61m) max, with window taking in southerly views.

OUTSIDE

The property is approached over a shared driveway with the adjoining property which leads to an area of private parking and access to the garage. A gate leads to the side of the property where there is a raised area of paving and storage space behind the garage.

The garden is approached via a side passageway with steps leading down to the rear. There is a further raised area of decking with balcony above. The garden is fence enclosed with planted borders offering a good deal of privacy with a level area of lawn. The decking extends around to the side of the property and opens onto a paved and gravel garden with pergola, greenhouse and storage shed.



GARAGE

18' 10" x 18' 4" (5.74m x 5.59m) With two sets of roller shutter doors, part glazed door to the side, power and light.

COUNCIL TAX

Hastings Borough Council
Band F - £3,080.35 (2022/23)

Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774

We will be pleased, if possible, to supply any further information you may require.

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.