



18 Hastings Road,  
BATTLE,  
TN33 0TA



# 18 Hastings Road

Set back off a long private road, this impressive five bedroom detached family home enjoys large south facing gardens with extensive parking and integral garage. All located within just a short distance of Battle Town Centre and within walking distance to the mainline station.

## Features

DETACHED FAMILY HOME  
IMMACULATE MODERN  
ACCOMMODATION  
SOUTH FACING GARDEN

5 BEDROOMS  
INTEGRAL GARAGE  
WALKING DISTANCE OF HIGH  
STREET AND STATION



## Description

This attractive detached 1920s five bedroom family home sits in a desirable location up a long private road with level south facing gardens. The well planned accommodation has been upgraded and retains some characterful features throughout that combine with modern refinements. At the heart of the home is a kitchen/living area with bi-fold doors that lead out onto the south facing garden. There are three further reception rooms to the ground floor as well as a large utility room that connects into the garage with storage above. The first floor offers five bedrooms with a Juliet balcony, dressing room and ensuite. The loft space is also thought to offer potential, subject to any necessary consents.

Set back up a private road the property sits in mature and established gardens, with ample parking to the front and access to the garage. The rear gardens are laid to lawn, set out as park land with established trees, large areas of patio, rockery and water feature. Viewing highly recommended.

NOTE: The residents contribute to the upkeep of the private road.

## Directions

From our office in Battle High Street proceed South onto the Hastings Road, proceed up Battle Hill bearing around to the left and the right where the entrance to the private road will be seen on the right hand side. Continue to the far end of the lane where the entrance to number 18 will be found. What3Words: [///overhear.smarting.trip](https://www.what3words.com/overhear.smarting.trip)



## THE ACCOMMODATION

With approximate room dimensions is approached via a panelled oak door to

### RECEPTION HALL

10' 0" x 5' 1" (3.05m x 1.55m) opening into

### HALLWAY

With a hardwood staircase rising up to first floor landing with under stairs storage cupboard.

### WC

Dual aspect and fitted with a concealed cistern WC and wash hand basin with mixer tap.

### STUDY

13' 8" x 11' 7" (4.17m x 3.53m) With window to front, fitted range of cupboards and shelving.

### SITTING ROOM

18' 2" x 12' 3" (5.54m x 3.73m) plus 8' 8" x 6' 2" (2.64m x 1.88m) A dual aspect room with bay window taking in views of the garden and central fireplace with tiled hearth and wooden mantle.

### DINING ROOM

15' 4" x 12' 4" (4.67m x 3.76m) With bay window and glazed door opening onto the garden.



### KITCHEN/LIVING ROOM

29' 6" x 18' 6" (8.99m x 5.64m) A dual aspect room with bi-fold doors opening onto patio and garden, oak effect flooring and fitted with a comprehensive range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with spaces and plumbing for appliances. The kitchen incorporates storage systems all wrapped around a centre island, fitted double oven and microwave. There is an extensive area of granite working surface incorporating a 5 burner gas hob with extractor fan above and a double stainless steel sink with mixer tap and etched drainer.

### UTILITY ROOM

19' 3" x 9' 10" (5.87m x 3.00m) narrowing to Irregular shape 7' 4" (2.24m) window and glazed door to patio and separate door to front, range of base units, space and plumbing for appliances.

### WET ROOM/SHOWER AREA

With window to rear, fully tiled incorporating a low level WC and a pedestal wash hand basin.

### GARAGE

29' 2" x 19' 6" (8.89m x 5.94m) With electric sectional roller shutter door, twin gas fired boiler, work bench and access to large loft space above.



#### **FIRST FLOOR LANDING**

With access to large loft space with potential, fitted range of cupboards.

#### **BATHROOM**

9' 7" x 7' 6" (2.92m x 2.29m) max, having a dual aspect with vanity sink unit with mixer tap and mirrored light above, panelled bath with shower and shower screen, heated towel rail, low level WC.

#### **BEDROOM**

13' 10" x 10' 10" (4.22m x 3.30m) With window taking in views of the garden.

#### **BEDROOM**

13' 10" x 10' 4" (4.22m x 3.15m) With window taking in views of the garden.

#### **BEDROOM**

13' 10" x 12' 0" (4.22m x 3.66m) Window taking in views of the garden.

#### **BEDROOM**

13' 9" x 9' 0" (4.19m x 2.74m) With window to front.

#### **MASTER BEDROOM**

18' 9" x 17' 8" (5.71m x 5.38m) With double doors and Juliet balcony taking in views of the garden.



#### **DRESSING ROOM**

11' 4" x 9' 1" (3.45m x 2.77m) With obscured window to front, fitted with a range of wardrobes providing hanging and shelving with chest of drawers and dressing table.

#### **BATHROOM**

11' 4" x 9' 5" (3.45m x 2.87m) Obscured window to front, part tiled and fitted with a "his and hers" vanity sink unit with lit mirror above, large shower enclosure with glazed screen, heated towel rail, low level WC.

#### **OUTSIDE**

The property is approached over a private road that leads onto the private gravel driveway which leads to the front of the property with an attractive box hedge roundabout. The whole provides extensive parking and access to the garage.

To the rear of the property is an extensive area of paved patio with a separate raised patio, rockery and feature pond. The gardens extend out, predominantly laid to level lawn enclosed with established trees.



