



  
**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

**£389,950** Denbigh Road, Hooe, Battle, East Sussex TN33 9ES  
🛏️ 2 Bedroom    🚿 1 Bathroom    🛋️ 2 Reception



## AT A GLANCE...

2 Elm Cottages is a historic cottage in the village of Hooe, nestled in the countryside by the sea. Here you are surrounded by greenery and farmland, yet only 15 minutes drive to the sunny beaches and amenities of the seaside town of Bexhill, and 20 minutes to Eastbourne. Over the last 3 years the owners have renovated this property to an exceptional standard, making a traditional cottage with an abundance of charming features into a high-spec modern home. Featuring: New kitchen, bathroom, and ensuite WC. New consumer unit, high-spec boiler, and radiators throughout. Total roof overhaul, new carpets and decoration. Newly landscaped garden, and updated professional tanking system in the cellar. The boiler, roof, and cellar all have active warranties. The property also has double glazed windows throughout. Entering the property you are welcomed by an enclosed porch leading into a charming hall with exposed staircase and storage cupboard. Onwards to the elegant lounge featuring a dual-fuel log burner, fireplace, and old beams in abundance. The lounge also features a large storage cupboard with access down to a professionally tanked cellar, perfect for storing wine. Through the lounge to the rear of the property is the impressive dual-aspect kitchen and dining area, with a fitted kitchen and solid oak work surfaces and ceramic tiled flooring. Integrated features include a dishwasher, washing machine, 5-ring induction hob and hi-spec oven, rubbish disposal bins, spice racks, heavy duty drawers, and space for a fridge/freezer. On the first floor, you will find a study area and fitted large storage wardrobes on the landing, and the master bedroom suite with a contemporary bathroom attached. On the second floor there is a versatile double bedroom with country views through two skylight windows, together with a modern en-suite cloakroom. Outside, the property is surrounded by landscaped and well-established gardens that catch the sun throughout the day, with a large summer seating area to one side. Driveway parking for two vehicles, a large timber-framed workshop/shed with electrics, a barbecue area, and an additional garden store are also very desirable features. We cannot emphasise enough the need for an internal viewing to appreciate this truly remarkable property in full.



### Key Features:

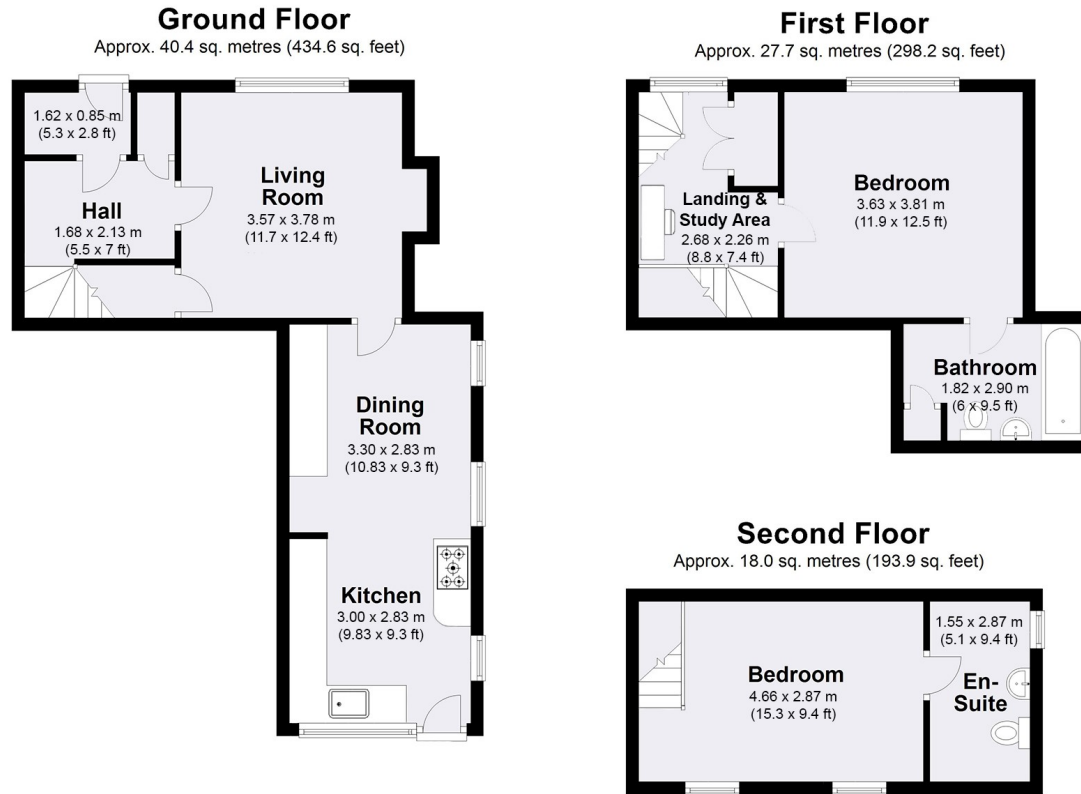
- An outstanding traditional cottage
- Lovingly Restored Throughout
- Attractive Front and Rear Gardens
- Abundance Of Bespoke Features
- Two Double Bedrooms
- Double Glazed
- Off Road Parking For Two Vehicles
- High Spec Eco Combi Boiler

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## 2 Elm Cottages, Hooe



Total living area: approx. 86.1 sq. metres (926.8 sq. feet)

For illustration purposes only - not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>	59	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

#### Location -

A short walk from the property there are numerous rural public footpaths, allotments, and a large village recreation ground. The 15th century Red Lion pub is less than a stone's throw away and is popular for fine dining and drink, and Hope Cottage farm shop and cafe is also known for a good homely meal and baked goods. There are monthly coffee mornings in the village hall or church where you can meet the local community and get involved in further activities. Whether you want to be a part of a small friendly community or to just enjoy a quiet rural home life, Hooe is a very desirable place to live in the countryside by the sea!

#### Improvements Include -

\*Total roof overhaul (Guaranteed until 2032) \*High spec eco combi boiler (under warranty until 2031) \*New radiators and pipe work \*New kitchen \*New master bedroom en-suite bathroom \*New en-suite cloakroom in bedroom two \*New consumer unit with a valid EICR test \*New carpet & underlay throughout \*Woodworm treatment guaranteed until (2051) \*Newly landscaped gardens \*New cellar twin sump pumps (under warranty until 2028/2029) \*Professionally tanked cellar \*The property is not a listed building, so has allowed for modern double glazing throughout.

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