



2 Mount Pleasant Cottages, Top Road,  
Hooe, Battle, East Sussex TN33 9HG



## PROPERTY DESCRIPTION

\*Guide Price - £775,000 - £800,000\* Discover the epitome of countryside luxury in this superb four-bedroom detached chalet-style residence with stunning countryside and sea views. Set behind private gates, this modern home offers ample parking, planning permission for a detached double garage with additional studio space above, and expansive gardens for outdoor enjoyment. Inside, the 34ft open plan kitchen-dining-family room impresses, featuring integrated appliances and a quartz work surface. The property boasts underfloor heating, a master suite with a private terrace, and modern amenities like an air source heat pump. With a new build warranty in place, this is a rare opportunity for a blend of luxury and tranquillity. EPC-B



## FEATURES

- Superb four-bedroom detached chalet-style residence
- Sea Views
- Sought after rural village of Hooe
- planning permission for a detached double garage with additional studio space above
- Under floor heating
- 34ft open plan kitchen-dining-family room
- Council tax - E
- Electric gated access
- Countryside views





## ROOM DESCRIPTIONS

### Entrance

Double glazed door leading to the entrance hall with solid oak staircase and glass panels, under stairs storage cupboard, oak flooring with under floor heating, built in airing cupboard/storage,

### Open Plan Lounge/Dining/Kitchen/Family Room

34' 7" x 15' 4" (10.54m x 4.67m) Fitted with Oak flooring with underfloor heating, brick fireplace with wooden mantle, tiled hearth and wood burning stove.

KITCHEN AREA fitted with a range of Shaker style fitted eye and base level cupboards and drawers, fit Quartz countertops and matching upstands over, AEG induction hob with extractor over, AEG oven and separate AEG grill. There is a Blanco one & ½ bowl sink. Quooker kettle tap, other integrated appliances include a tall fridge freezer and a dishwasher, there is also a breakfast seating area. The entire room has inset downlights, double aspect with two double glazed windows to side and two sets of double glazed French doors opening to both side and rear elevations.

### Utility Room

7' 2" x 6' 6" (2.18m x 1.98m) Double glazed door to the side, a range of working surfaces with inset resin sink unit with mixer tap, a range of matching wall and base cupboards, space for washing machine and tumble dryer, tiled flooring with under-floor heating.

### Ground Floor Bedroom 1

14' 4" x 11' 7" (4.37m x 3.53m) A dual aspect room with double glazed windows to the front and side with stunning countryside views, spotlights, oak flooring with under-floor heating.

### Ground Floor bedroom 2

12' 0" x 10' 5" (3.66m x 3.17m) Double glazed window to the side overlooking the countryside, spotlights, oak flooring with under-floor heating.

### Ground Floor Shower Room

Double glazed patterned window, modern fitted suite comprising; fully tiled walk-in shower cubicle with overhead shower and further handheld attachment, wash hand basin with mixer tap and drawers under, low level WC, chrome heated ladder style towel rail.

### First Floor Landing

Velux window to the side, large storage cupboard.

### Master Bedroom

19' 8" narrowing to; 15' 4" x 16' 4" (5.99m narrowing to 4.67m x 4.98m) A bright and spacious dual aspect room with double glazed window and double doors leading to the spacious roof terrace, the roof terrace is laid with decking and offering stunning views over the countryside and a distant sea view, spotlights, range of built-in wardrobes, two electric heaters.

### En-Suite Shower Room

Velux window to the side, a modern fitted suite comprising; corner walk-in shower cubicle with overhead shower and further handheld attachment, wash hand basin with mixer tap and drawers under, low level WC, chrome heated ladder style towel rail, tiled walls and tiled flooring with under-floor heating.

### Bedroom 3

14' 8" x 10' 7" (4.47m x 3.23m) Double glazed window with views across the countryside, spotlights, electric radiator, access to loft space via hatch.

### Bathroom

Velux window, spotlights, a stunning fitted suite comprising; independent bath with chrome controls and waterfall mixer tap, low level WC, wash hand basin with chrome mixer tap and drawers under, tiled walls and flooring.

### Outside

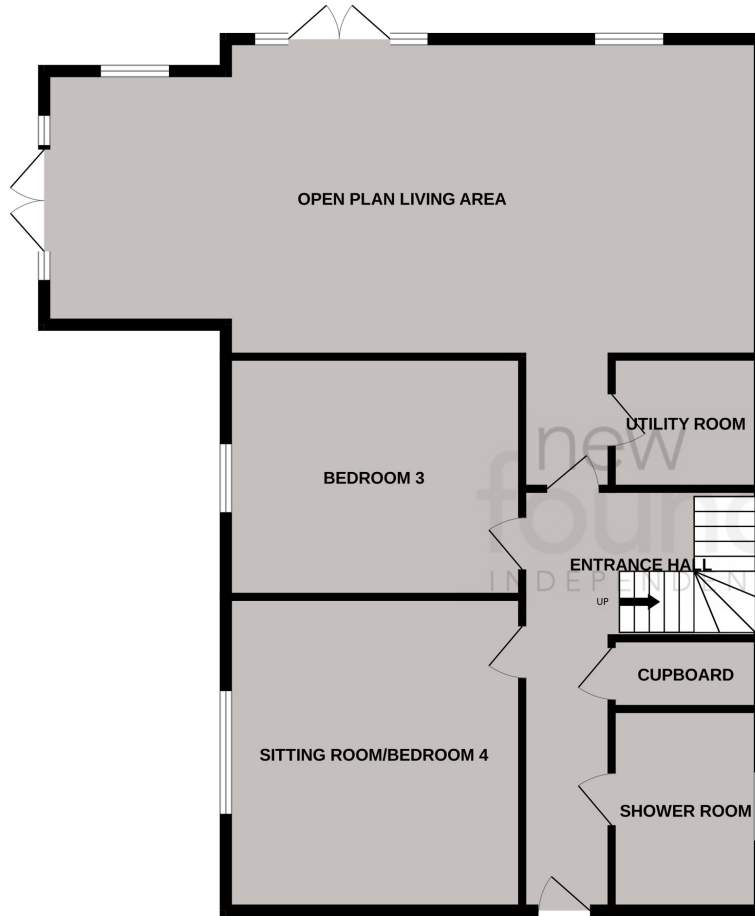
The property is accessed via an electronic sliding gate to a large driveway laid with pea beach, the principal gardens are to the rear and side laid to lawn with far reaching views over the countryside and far distant sea views. There is a sandstone entertaining area, outside power points.

### NB

We have been verbally advised that the property has a air source heat pump and water treatment plant. There is a build warranty from 2022 for 10 years. There is planning permission for a double garage with studio and home office above ref WD/2022/2594/F

# FLOORPLAN

GROUND FLOOR



1ST FLOOR



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.  
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		93
(81-91)	<b>B</b>	85	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

