



Beechwood Chowns Hill,  
Hastings,  
East Sussex,  
TN35 4PA



# Beechwood Chowns Hill

Set on elevated ground enjoying fabulous rural views this attractive detached family home enjoys spacious accommodation with a large conservatory extension and integral garage with workshop and store all set in a stunning rural location on the outskirts of Hastings.

## Features

DETACHED FAMILY HOME

3 RECEPTION ROOMS

STUNNING VIEWS

CONVENIENT LOCATION

4 BEDROOMS

CONSERVATORY EXTENSION

LARGE GARAGE WITH WORKSHOP

SPACIOUS ACCOMMODATION

## Description

Viewing is essential to appreciate the stunning gardens and wonderful views of this large detached four bedroom family home that offers scope to be enlarged subject to any necessary consent. The accommodation is laid out around a large split level hallway being well designed with the living accommodation on one side of the property. The two principle reception rooms both open out onto the patio and garden and one has an inglenook fireplace with a wood burning stove. The kitchen connects to the utility room and the split level reception hall rises up and gives access to the bedrooms. There is a luxurious shower room and separate family bathroom and underneath the property a double garage and an additional workshop/store. Outside the property is approached over a long tarmac driveway that provides ample parking with access to the garaging. The front gardens are mature with a wide expanse of patio taking in the most stunning rural views. The rear gardens are established, slightly undulating with wide areas of lawn and an impressive patio with pergola, ideal for entertaining in all amounting to approximately 1/2 acre.

NOTES: We are also informed that a new sewerage treatment plant will be installed.

## Directions

From our office in Battle High Street proceed in a southerly direction towards Hastings and at the Bannatynes roundabout take the first exit onto The Ridge and proceed along for some distance passing The Conquerors March on your and turn immediately left into Chowns Hill. Proceed down the hill and the property will be found down towards the bottom on the right hand side.

What3Words: ///admiral.harder.until





## THE ACCOMMODATION COMPRISES

### RECEPTION HALL

with internal door and steps down to the garage and boiler room

### LIVING ROOM

24' 10" x 14' 4" (7.57m x 4.37m) a dual aspect room with an impressive central brick fireplace with inset wood burning stove on a brick hearth, double doors and wide glazing opening onto the patio and garden.

### DINING ROOM

12' 3" x 11' 4" (3.73m x 3.45m) (also accessed from the reception hall) with wide glazing and double doors opening onto the patio and garden.

### KITCHEN

12' 2" x 12' 0" (3.71m x 3.66m) with window to rear, partially vaulted with Velux window and tiled flooring. There is a range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with integrated dishwasher, larder cupboard unit and fitted Rangemaster oven range with a 5 burner gas hob and extractor above. Space for a microwave and a large area of granite working surface incorporating a 1 1/2 bowl stainless steel sink with mixer tap and etched drainer.

### UTILITY ROOM

7' 0" x 6' 7" (2.13m x 2.01m) with a window and glazed door through to the conservatory, tiled floor, further range of fitted cabinets with space and plumbing for appliances and a stainless steel sink unit.

### CONSERVATORY

20' 1" x 8' 2" (6.12m x 2.49m) widening to 14' of double glazed construction below a polycarbonate roof with tiled flooring throughout, sliding doors to garden.

### STUDY

9' 3" x 7' 9" (2.82m x 2.36m) with window to front, fitted shelving.

### SHOWER ROOM

9' 7" x 6' 4" (2.92m x 1.93m) fully tiled with a large wetroom shower area with glazed screen, low level wc and vanity sink unit with mirror and light above with heated towel rail to side.

### LARGE ATTIC

40' 6" x 8' 8" (12.34m x 2.64m) of useable space accessed by a staircase.

### BEDROOM

9' 10" x 9' 10" (3.00m x 3.00m) with window taking in fabulous views, large double wardrobe cupboard.





#### **EN-SUITE**

fully tiled and fitted with a corner glazed shower with tiled enclosure, pedestal wash hand basin and low level wc.

#### **BEDROOM**

13' 0" x 9' 0" (3.96m x 2.74m) a double aspect room taking in fabulous views, with large double wardrobe.

#### **BEDROOM**

9' 7" x 7' 3" (2.92m x 2.21m) with large window to side.

#### **BEDROOM**

11' 10" x 13' 0" (3.61m x 3.96m) a double aspect room with a range of two double wardrobes.

#### **BATHROOM**

9' 10" x 9' 5" (3.00m x 2.87m) with obscured window to rear and fitted with a white suite comprising a corner Jacuzzi bath, range of fitted cabinets incorporating a vanity sink unit and a concealed cistern wc. There is a corner glazed shower and heated towel rail.

#### **GARAGE**

23' 4" x 19' 1" (7.11m x 5.82m) plus 12' 8" x 11' 3" (3.86m x 3.43m) with a central pillar divide, two sets of electric up and over doors, window to side, power and light.

BOILER ROOM - 8' 2" x 4' 10" (2.49m x 1.47m) with obscured window to rear, gas fired boiler.

WORKSHOP/STORE - 12' 4" x 6' 5" (3.76m x 1.96m)

#### **OUTSIDE**

The property is approached through a brick pier entrance to a large area of tarmac driveway that leads up to the garage. The front garden is laid to lawn with planted borders boasting an array of plants, shrubs and specimen trees. Across the front of the property is a large area of paved patio taking in the stunning views.

NOTE: The area beyond the white five bar gate is not included in this sale and will be fenced off before completion.

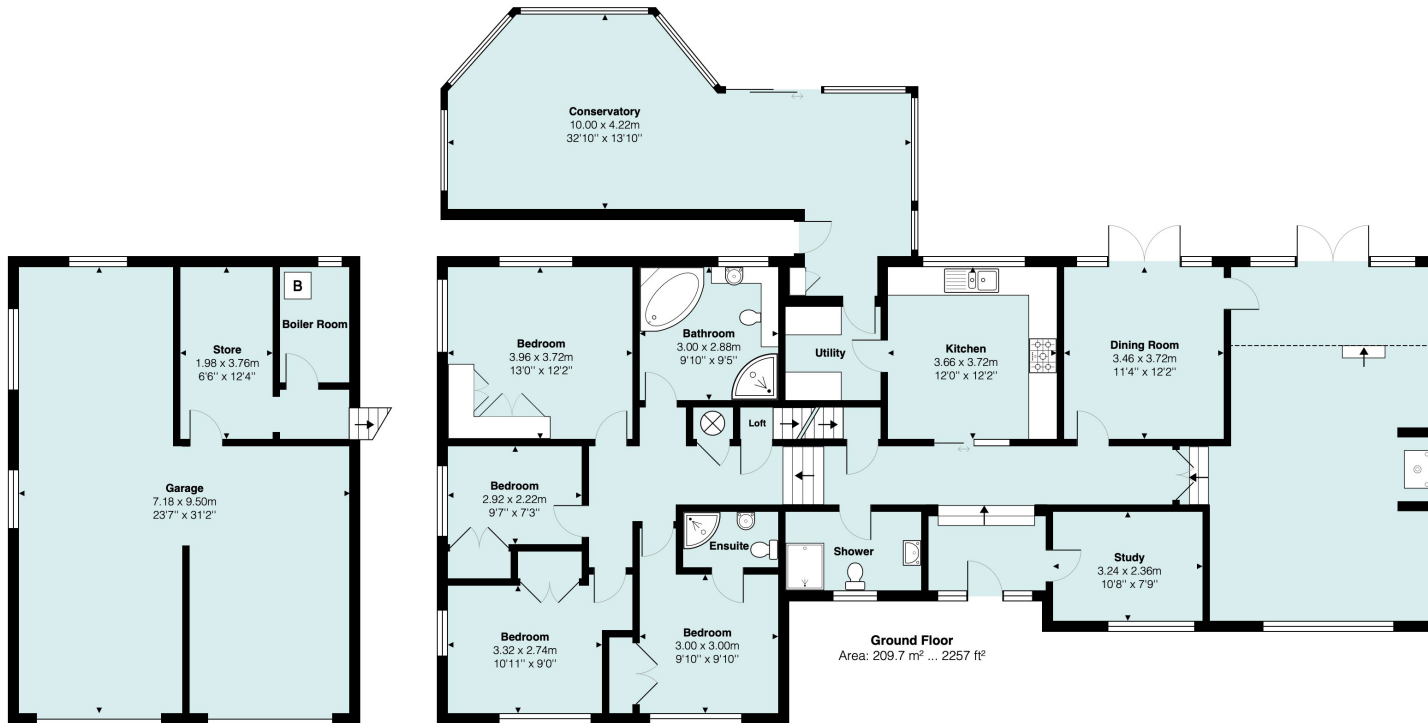
Across the rear of the property is a wide expanse of patio that takes in views of the garden. The gardens are a real feature offering a large area of undulating lawn with a variety of specimen trees and established shrubs. There is a covered pergola and steps that rise up with a pathway leading to the back of the garden which is bound by an array of specimen trees and established plants offering a good deal of privacy. There is also an additional paddock available by separate negotiation.

#### **COUNCIL TAX**

Rother District Council

Band F - £3,252.47





**Lower Ground Floor**  
Area: 69.2 m<sup>2</sup> ... 744 ft<sup>2</sup>

**Beechwood, Chowns Hill, Hastings, TN35 4PA**

Total Area: 278.9 m<sup>2</sup> ... 3002 ft<sup>2</sup>

All measurements are approximate and for display purposes only

