



Fox Hollow,
Hastings Road,
Battle,
East Sussex,
TN33 0TQ

 Campbell's

Hastings Road

Set in a desirable location within easy reach of Battle Town Centre and the mainline station, this detached five bedroom 1930s family home stands on elevated ground commanding fine views over rolling countryside to the South Downs and English Channel. The accommodation is ideal for family living with ample parking, a large south facing garden and heated pool.

Features

DETACHED FAMILY HOME

KITCHEN/BREAKFAST ROOM

STUNNING VIEWS

HEATED SWIMMING POOL

CLAVERHAM CATCHMENT AREA

5 BEDROOMS

LIVING/DINING ROOM

INTEGRAL GARAGE

SOUTH WESTERLY FACING GARDEN

EASY ACCESS TO BATTLE GREAT WOODS



Description

A wonderful opportunity to acquire this spacious detached 1930s home that presents brick elevations with UPVC double glazing and gas central heating throughout. Extended and altered over the years, the property has a fully fitted kitchen with ample space for a breakfast table and a large living/dining room with an open fireplace and sliding doors opening onto the patio and south facing gardens. There are five first floor bedrooms, two of which enjoy stunning views over the gardens towards Beachy Head. Ideal for family living, the property provides a good area of parking to the front as well as an integral garage and to the rear the garden enjoys a heated pool which takes in the fabulous views.

Directions

From our office travel south along the High Street onto Hastings Road. The property will be found on the right hand side.



RECEPTION HALL

7' 5" x 4' 4" (2.26m x 1.32m) With further panel and glazed door open to the

LIVING ROOM

20' 9" x 18' 9" (6.32m x 5.71m) An impressive room with a bay window and sliding glazed door opening out into the gardens and beyond with exposed timbers and an oak staircase rising to the first floor landing, central brick open fireplace.

OFFICE

9' 0" x 9' 0" (2.74m x 2.74m) Laminate flooring, connecting through to the garage.

GARAGE

16' 0" x 9' 1" (4.88m x 2.77m) With power and light and up-and-over door.

WC

With obscured window to rear, fitted with a low level wc.

UNDER STAIRS CUPBOARD

under stairs cupboard with shelving and fuse board.



KITCHEN/BREAKFAST ROOM

22' 5" x 9' 9" (6.83m x 2.97m) Double aspect with far reaching views, recessed lighting, grey tiled flooring, fitted with a comprehensive range of high gloss base and wall mounted units providing large drawer units and cupboards with integrated dishwasher, washing machine, fridge and freezer. There is a recess for a cooker Range with exposed brickwork and bressumer beam above and ample space for a breakfast table.

SPACIOUS FIRST FLOOR LANDING

Accessed to loft space.

MAIN BEDROOM

12' 3" x 9' 7" (3.73m x 2.92m) With window taking in south westerly views, range of fitted wardrobe cupboards with hanging rail and shelving.



EN-SUITE SHOWER ROOM

With obscured window to rear, fully tiled and fitted with a vanity sink unit with mirror above, corner glazed shower with tiled enclosure, heated towel rail.

BEDROOM

10' 5" x 7' 6" (3.17m x 2.29m) With window to front.

FAMILY BATHROOM

With obscured window to rear, tiled floor and walls, fitted with a white panelled bath with shower above, low level wc, vanity sink unit with mirror fronted cabinet above.

BEDROOM

12' 0" x 11' 0" (3.66m x 3.35m) With window taking in far reaching views, range of fitted wardrobes with hanging and shelving.

BEDROOM

13' 6" x 11' 0" (4.11m x 3.35m) With bay window to front.



BEDROOM

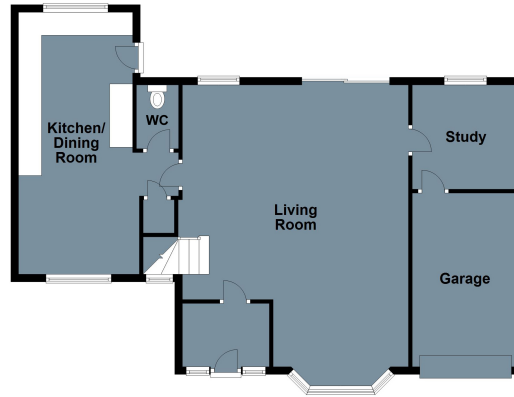
8' 0" x 6' 1" (2.44m x 1.85m) With window to front.

OUTSIDE

The property is approached over a large block paved driveway that provides ample parking and access to the garage, the whole being hedge enclosed with gated access to the rear of the property.

To the rear a large paved patio extends to the back of the house, enclosed with ballustrading and steps leading down to the heated pool which is partly wall enclosed. The gardens extend out, predominantly laid to lawn and enclosed by hedging with planted borders extending out to the rear where there is a further area of decking, a timber shed and small water feature, all of which back on to open fields with views beyond.

Ground Floor
Approx. 93.0 sq. metres (1000.8 sq. feet)



First Floor
Approx. 70.3 sq. metres (756.3 sq. feet)



Total area: approx. 163.2 sq. metres (1757.1 sq. feet)
For illustration purposes only - not to scale

| Energy Efficiency Rating | | Current | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 80 |
| (55-68) | D | 60 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

