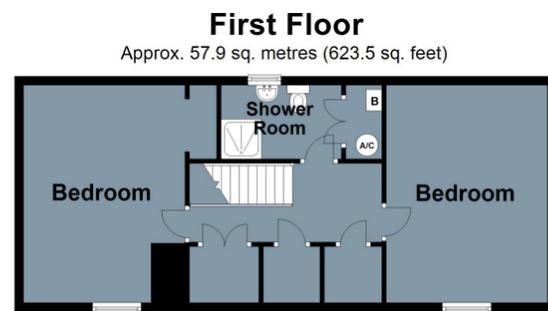
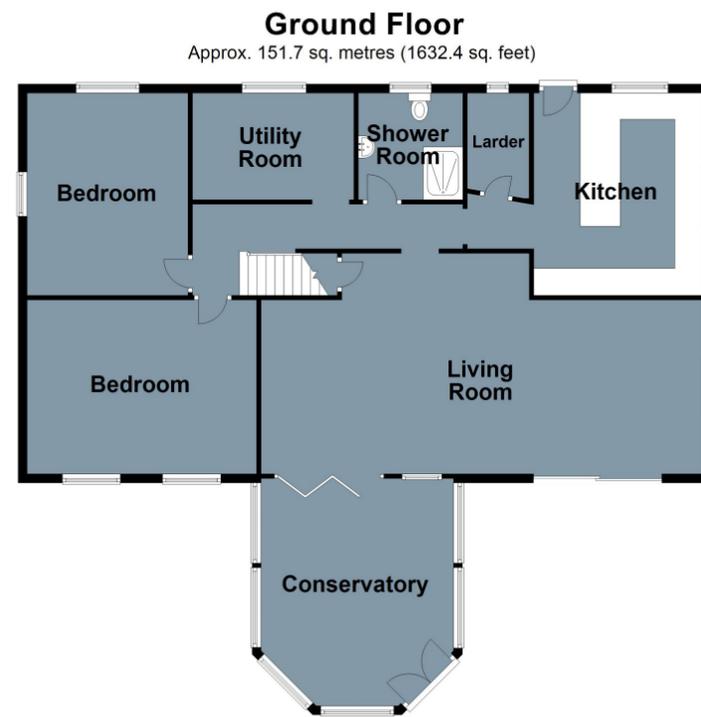


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			



Total area: approx. 209.6 sq. metres (2255.8 sq. feet)  
 For illustration purposes only - not to scale



Clays, The Ridge, St Leonards-on-Sea, East Sussex TN37 7PX

**oieo £525,000 freehold**

Uniquely situated down a long driveway, tucked away off The Ridge and enjoying a south facing garden, is this deceptively spacious detached four bedroom chalet style property with large detached garage, solar panels and battery storage.

Tucked Away Location  
 Large South Facing  
 Garden

4 Bedrooms  
 Convenient Location

Chalet Style Property  
 Solar Panels

Detached Garage  
 Battery Storage

## Description

This detached chalet style property is uniquely situated off The Ridge, down a long driveway amidst a large area of garden which provides extensive parking and detached workshop, outdoor swimming pool and established gardens. The property provides spacious accommodation with an impressive open-plan 32' living/dining room that opens out onto the pool and leads into a large garden room. There is a kitchen, separate utility room, with two bedrooms to the ground floor and two bedrooms to the first floor. The house requires some general modernisation but benefits from double glazing, gas central heating and solar voltaic panels with battery storage.

Outside the large secure position is set back on a block paved driveway with ample parking and turning. There is a large area of concrete that we understand used to house a big detached workshop and the established gardens include workshop, greenhouse and raised kitchen planters. With its convenient location and south facing gardens viewing is highly recommended.

## Directions

From Battle proceed along the Hastings Road to the roundabout by Bannaynes, take the second exit onto The Ridge where the property will be found a short distance after the reservoir on the right hand side, accessed via a two brick pillared entrance. What3Words: ///tile.drop.amount

## THE ACCOMMODATION

With approximate room dimensions is approached through a

## GARDEN ROOM

16' 4" x 14' 1" (4.98m x 4.29m) With a vaulted ceiling, enjoying a south facing triple aspect with double doors that open to the swimming pool, bi-fold doors lead through to the

## LIVING/DINING ROOM

32' 7" x 16' 3" (9.93m x 4.95m) narrowing to 13' 0" (3.96m) A double aspect room with sliding doors to the swimming pool, wood flooring, recessed shelving, storage cupboard and serving hatch to kitchen.



## INNER HALLWAY

20' 2" x 3' 1" (6.15m x 0.94m) Recessed shelving, wood flooring, stairs rising to first floor landing.

## KITCHEN

14' 10" x 12' 0" (4.52m x 3.66m) Having a dual aspect with half glazed door to outside, tiled flooring, fitted with a comprehensive range of wood fronted base and wall mounted kitchen cabinets incorporating cupboards and drawers with space for a dishwasher and fridge. There is a fitted double oven and a large area of working surface incorporating a four burner gas hob and a single acrylic sink with mixer tap and drainer. The large area of work surface incorporates a breakfast bar. Larder cupboard 8' 0" x 4' 7" (2.44m x 1.40m) fully shelved with window to rear.

## SHOWER ROOM

7' 10" x 7' 8" (2.39m x 2.34m) With obscured window to rear, tiled floor, fully tiled walls, fitted with a large glazed shower enclosure and a vanity sink unit with bonded mirror above and low level wc to side.

## UTILITY ROOM

12' 0" x 7' 9" (3.66m x 2.36m) With wood flooring, space and plumbing for appliances with working surfaces above and window to garden.

## BEDROOM

17' 0" x 13' 0" (5.18m x 3.96m) With windows enjoying a southerly aspect to the garden, range of mirror fronted wardrobes with hanging rails and shelving.



## BEDROOM

15' 0" x 12' 0" (4.57m x 3.66m) A double aspect room with fitted shelving and hanging rail.

## FIRST FLOOR LANDING

With large storage cupboards providing access to the eaves.

## BEDROOM

16' 1" x 9' 4" (4.90m x 2.84m) With southerly facing velux windows, recess with hanging and shelving.

## BEDROOM

16' 2" x 11' 9" (4.93m x 3.58m) With southerly facing velux windows, eaves storage space, recess with hanging and shelving.

## SHOWER ROOM

8' 10" x 5' 7" (2.69m x 1.70m) With velux window, tiled walls, fitted with a large glazed shower enclosure, pedestal wash hand basin with mixer tap, low level wc and airing cupboard with slatted shelves.

## OUTSIDE

The property is approached over a private block paved driveway that leads down past the garage to an area of concrete hard-standing, parking and turning where it is understood there was a large workshop at one time.



## GARAGE

19' 4" x 12' 5" (5.89m x 3.78m) With double hinged doors and windows to both the side and rear.

The front of the property provides a large area of level astro turf which is fence and hedge enclosed. A gated access leads to the side with a further large area of astro turf, on two levels, that wraps around the heated pool, with Air source heat pump and timber shed with filtration.

In addition is a small outside dining area with roller shutter door.

To the other side of the property is a large area of garden that provides a lawn that is fence and wall enclosed, interspersed with specimen trees, plants and shrubs, to one corner a greenhouse, two workshops, with raised kitchen planters.

## COUNCIL TAX

Hastings Borough Council  
Band D - £2,554.14

**Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774**

We will be pleased, if possible, to supply any further information you may require.

## Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.