



£399,950 Denbigh Road, Hooe, Battle, East Sussex TN33 9ES Part Properties of the Part Prope









# AT A GLANCE...

According to local lore, Elm Cottage is one of the oldest buildings in the picturesque village of Hooe. The owners have meticulously renovated this remarkable property in the last three years, enhancing its natural character and charm. The property now offers itself as a reliable, luxury period property with accommodation over three floors including an enclosed porch and a charming hall with an exposed staircase and storage cupboard. The elegant lounge features a dual-fuel log burner and fireplace. From the lounge a door opens into a large storage cupboard with access down to the cellar, professionally tanked with recently installed twin sump pumps (under warranty until 2028/29). The impressive dual-aspect kitchen/dining area is located at the rear of the property. Featuring modern fitted units with solid oak work surfaces and ceramic tiled flooring. Integrated appliances include a dishwasher, washing machine, 5-ring induction hob and hi-spec oven, rubbish disposal bins, and space for a fridge/freezer. On the first floor, you will find the master bedroom with a recently installed contemporary bathroom suite. The study area and large storage cupboards/wardrobes are located on the landing. There is a versatile double bedroom with far-fetching country views on the second floor, together with a newly fitted en-suite cloakroom. You will find original exposed beams and an abundance of charming features throughout the property. The roof was fully overhauled by an historic roof specialist in 2022 (guaranteed until 2032). Moreover, the property is surrounded by landscaped and well-established gardens at the front, rear, and sides. A large timber-framed workshop/shed, outdoor seating areas, barbecue area, an additional garden store, and driveway parking for two vehicles are also included. The property is served by a recently fitted high-spec eco combi boiler (under warranty until 2031). We cannot emphasise enough the need for an internal viewing to appreciate this truly remarkable property in full.

Denbigh Road, Hooe, Battle, East Sussex, **TN33 9ES** 











# **Key Features:**

- Two Double Bedrooms
- Double Glazed
- Off Road Parking For Two Vehicles
- An Outstanding 19th Century Cottage
- Lovingly Restored Throughout
- Attractive Front and Rear Gardens
- Abundance Of Bespoke Features
- High Spec Eco Combi Boiler



## 2 Elm Cottages, Hooe



Total living area (not including cellar & workshop): approx. 86.1 sq. metres (926.8 sq. feet)

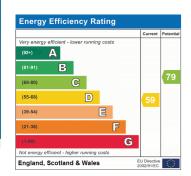
For illustration purposes only - not to scale



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.







# Denbigh Road, Hooe, Battle, East Sussex, **TN33 9ES**

≥ 2 Bedroom = 1 Bathroom ≥ 2 Reception

#### Location -

Located in the highly desirable village of Hooe in East Sussex. Adjacent to the popular 15th century Red Lion village pub and bus routes close by. The sought-after Claverham Secondary School is just 5.7 miles away along with the historic town of Battle. Bexhill seafront promenades are just 5.3 miles away and the closest mainline train station is Bexhill offering regular routes into Brighton, Gatwick and London Victoria.

### Improvements Include -

\*Total roof overhaul (Guaranteed until 2032) \*High spec eco combi boiler (under warranty until 2031) \*New radiators and pipe work \*New kitchen (everything except appliances under warranty until 2031) \*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.

