






BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£399,950  2 Bedroom  1 Bathroom  2 Reception

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

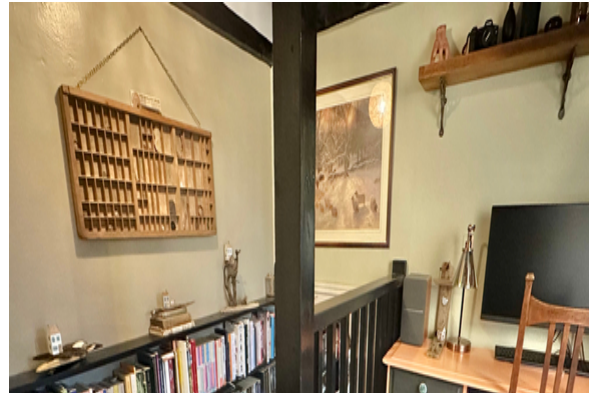


AT A GLANCE...

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.

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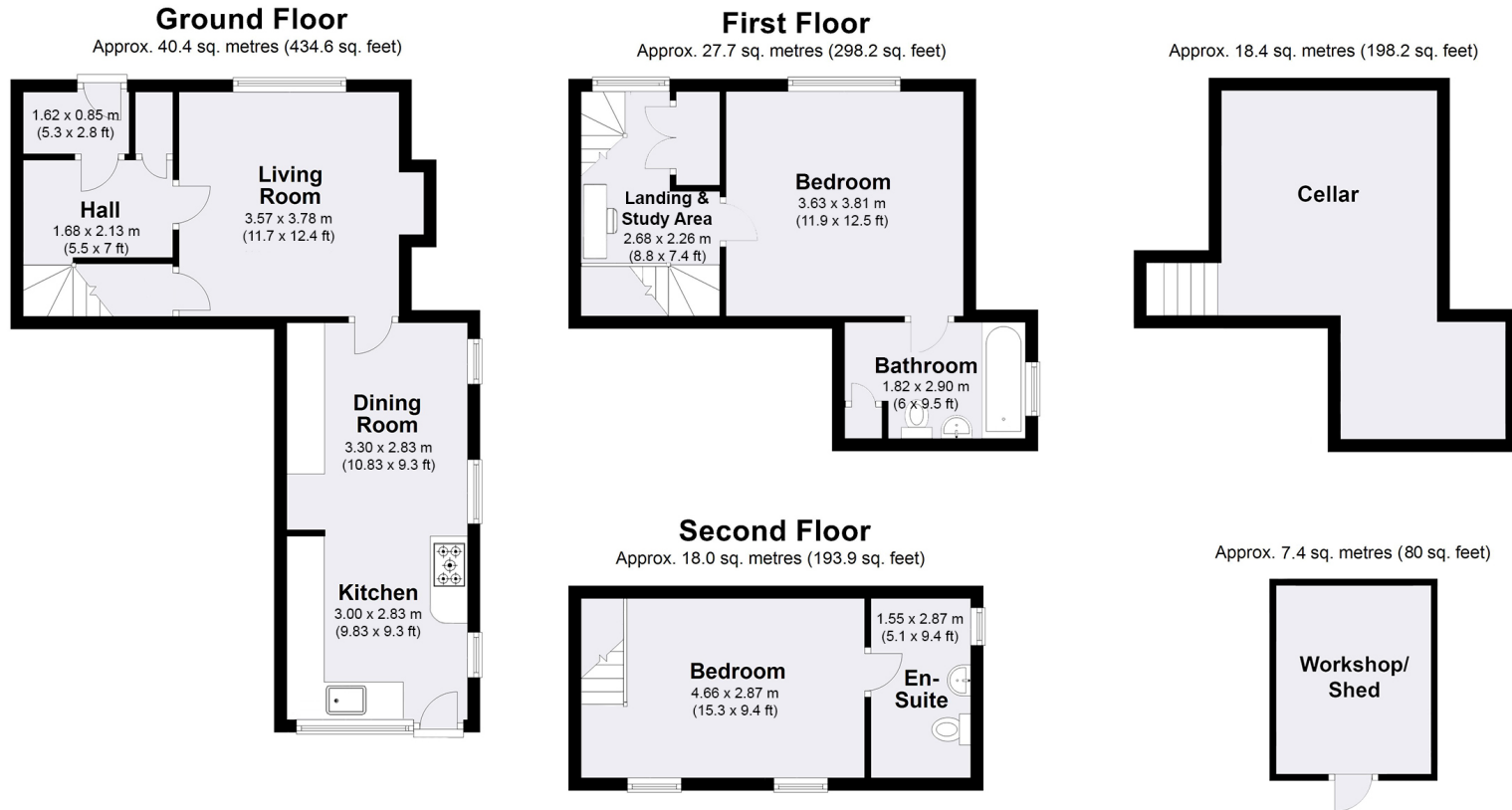


Key Features:

- 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


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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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.

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