



Lonicera,  
114 Hastings Road,  
Battle,  
East Sussex,  
TN33 0TQ



# 114 Hastings Road

A substantial detached family home with enormous scope for multi-generational or dual family occupancy as well as a home and income. The property offers spacious rooms, magnificent views, ample parking for several cars and a large south westerly facing garden, the whole being situated in a convenient location within Claverham Catchment area

## Features

5/6 BEDROOMS

5 BATHROOMS/SHOWER ROOMS

LANDSCAPED GARDENS

CONVENIENT LOCATION

LARGE DETACHED PROPERTY

AMPLE PARKING

VIEWS TO THE SOUTH DOWNS

IDEAL FOR DUAL OCCUPATION



## Description

Lonicera is situated just a short distance from Battle Town Centre with its mainline station offering regular services to London Charing Cross and a range of schooling, both private and comprehensive, as well as numerous recreational facilities.

The house itself sits proudly in its plot with plenty of parking to the front and a generous and beautifully maintained rear garden. Due to the property's elevation it enjoys stunning views towards Beachy Head, which can be appreciated from a number of the principle rooms. The substantial property is currently offered as a single detached property having 5 double bedrooms, 5 bathrooms and 4 reception areas but it could be configured as a main house with an annexe with its own separate entrance and staircase to the first floor, making this property ideal for those looking for a property offering dual family occupancy, multi-generational, or a property that could offer a home and income.

## Directions

From our office in Battle High Street proceed in a southerly direction towards Hastings along Hastings Road where the property will be found some way along on the right hand side.



#### **ENTRANCE PORCH**

8' 1" x 3' 9" (2.46m x 1.14m) of double glazed construction with solid wood and stained glass panelled door to

#### **RECEPTION HALL**

13' 1" x 8' 1" (3.99m x 2.46m) with stairs rising to first floor landing with understairs cupboard.

#### **CLOAKROOM**

with obscured window to side and fitted with a white low level wc and corner wash hand basin with mixer tap...

#### **KITCHEN**

10' 1" x 7' 5" (3.07m x 2.26m) plus 9' x 6' 10" (2.74m x 2.08m) an L shaped room divided by a central archway, enjoying a large picture window taking in views of the garden, obscured window and glazed door to side, range of predominantly base mounted kitchen cabinets incorporating cupboards and drawers with spaces for appliances and fitted double oven.

There is a good area of wood effect working surface incorporating a 1 1/2 bowl stainless steel sink, a four ring hob and wall mounted gas fired boiler.

#### **SITTING ROOM**

14' 0" x 12' 0" (4.27m x 3.66m) with central fireplace with fire recess (not in use) and large archway leading through to.

#### **BREAKFAST ROOM**

11' 0" x 7' 5" (3.35m x 2.26m) with wide glazing and doors opening to

#### **FAMILY ROOM**

an impressive L shaped room measuring 23' 6" x 17' 10" (7.16m x 5.44m) plus 11' 0" x 8' 3" (3.35m x 2.51m) with large windows and double doors opening onto the patio and garden with two glazed roof lanterns, slate flooring and connecting door to the Ancillary Accommodation.

#### **LIVING ROOM**

15' 0" x 13' 0" (4.57m x 3.96m) with bay window to front, central fireplace with decorative mantel and connecting door through to

#### **GROUND FLOOR BEDROOM SUITE/ANNEXE**

L shaped measuring 16' 10" x 10' 0" (5.13m x 3.05m) plus 14' 9" x 7' 0" (4.50m x 2.13m) with windows to front, space and provision for a small kitchenette area.

#### **SHOWER ROOM**

with recessed lighting and fitted with a large enclosed shower with glazed door, vanity sink unit with heated towel rail to side and low level wc.

#### **FIRST FLOOR LANDING**

with loft access.

#### **FAMILY BATHROOM**

9' 0" x 6' 5" (2.74m x 1.96m) with window to rear, part panelled walls and fitted with a roll top bath with free standing tap and shower, low level wc, vanity sink unit with mixer tap and airing cupboard with slatted shelves.





#### **BEDROOM 2**

13' 0" x 12' 0" (3.96m x 3.66m) with window taking in views towards Beachy Head.

#### **BEDROOM 3**

13' 3" x 9' 9" (4.04m x 2.97m) with extensive range of fitted wardrobe cupboards providing hanging and shelving, separate cupboard with shelving.

#### **BEDROOM 4**

9' 0" x 9' 0" (2.74m x 2.74m) with window to front, recessed lighting.

#### **SHOWER ROOM**

with obscured window to side, tiled walls and fitted with a vanity sink unit with heated towel rail to side, tile enclosed shower with glazed door.

From the Family Room a door gives access to

#### **SIDE RECEPTION HALL**

9' 10" x 9' 10" (3.00m x 3.00m) with its own private access, window taking in views to the rear and stairs rising to first floor landing with a large storage cupboard and separate cupboard housing the hot water tank.

#### **ANNEXE BEDROOM**

14' 0" x 10' 2" (4.27m x 3.10m) with window taking in stunning views to the South Downs, recessed lighting and door to

#### **EN-SUITE**

with obscured window to rear and fitted with a tile enclosed shower with glazed door, heated towel rail, wash hand basin with mixer tap and low level wc.

#### **ANNEXE BEDROOM 2**

13' 2" x 10' 1" (4.01m x 3.07m) with window to front, recessed lighting.

#### **SHOWER ROOM**

with obscured window to front and fitted with a tile enclosed shower with glazed door, pedestal wash hand basin with mixer tap, heated towel rail.

#### **OUTSIDE**

The property is approached over a private driveway to a large area of gravel parking and turning. Access is given to each side of the property. To the rear a large patio takes in views over the garden and beyond.

The gardens have been sympathetically set out, being predominantly fence enclosed with areas of planted borders, a large area of lawn, central water feature, external lighting and a gravel pathway leading to a WORKSHOP measuring 11' 5" x 7' 4" (3.48m x 2.24m). Beyond the workshop a path and hedge give access to an additional shed and a large STUDIO/GAMES ROOM measuring 18'9 x 13'5 (5.72m x 4.09m) with double doors and double glazed windows. There is also a greenhouse, raised kitchen garden flower beds and a pergola.

#### **NOTE:**

The property has two large loft areas that could be utilised to create additional accommodation subject to any necessary consent.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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