



South Rise 172 Hastings Road,
Battle,
East Sussex,
TN33 0TW



South Rise 172 Hastings Road

Tucked away up a long driveway, well off the road, this individual detached four bedroom house occupies an enviable location with panoramic views across open countryside towards the South Downs, enjoying ample parking, established gardens and large double garage, all set within a short distance of Battle town centre and the mainline station.

Features

DETACHED HOUSE

4 DOUBLE BEDROOMS

DETACHED GARAGE

BACKING ONTO COUNTRYSIDE

3 RECEPTION ROOMS

PANORAMIC VIEWS

ESTABLISHED GARDENS

CONVENIENT LOCATION



Description

Viewing is essential to appreciate the convenient location of this oast influenced detached house that is set well back from the road down a long driveway with the most fantastic views across open countryside towards the South Downs. Available on the market for the first time in 28 years the current owners have improved and extended the property to provide spacious accommodation with three reception rooms and four double bedrooms, many taking in the spectacular views. Having been well maintained over the years, the property has double glazing and gas central heating. Outside the delightful gardens offer a great deal of privacy complete with a detached gazebo for outside dining, a kitchen garden and a water feature. The property is situated just a short distance from the town centre and mainline station.

Directions

From our office in Battle High Street proceed in a southerly direction towards Hastings. Proceed all the way along Hastings Road and the driveway to the property will be found along on the right hand side just before the sharp left hand turn before the Crowhurst Park/Telham Lane turn. Our What3Words link will take you to the entrance of the driveway

What3Words:///referral.affirming.junior



A COVERED PORCH

with outside light and panelled door to

RECEPTION HALL

11' 2" x 6' 5" (3.40m x 1.96m) opening into the inner hallway and the roundel. Fitted cupboards with hanging and shelving housing the gas boiler and fuse board.

LIVING ROOM

17' 2" x 14' 5" (5.23m x 4.39m) overall, partially curved with windows taking in the panoramic views.

UTILITY ROOM

11' 7" x 6' 1" (3.53m x 1.85m) fitted with a range of base and wall mounted wood fronted cupboards with spaces and plumbing for appliances and working surface incorporating a stainless steel sink.

CLOAKROOM

7' 0" x 4' 7" (2.13m x 1.40m) with access to understairs storage, part panelled and fitted with a corner wash hand basin and low level wc.

REAR PORCH

5' 0" x 5' 0" (1.52m x 1.52m) with window to rear, (formerly a door), with coat hooks.

KITCHEN

15' 9" x 8' 10" (4.80m x 2.69m) with window taking in panoramic views and fitted with a range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with space for a large oven range with extractor fan above. The kitchen provides ample working surface with a 1 1/2 bowl acrylic sink with mixer tap and drainer and a small breakfast bar. A multi-pane glazed door leads through to the

GARDEN ROOM

12' 0" x 11' 4" (3.66m x 3.45m) having a triple aspect with panoramic views and double doors to patio and garden.

LIVING ROOM/STUDY

18' 0" x 12' 5" (5.49m x 3.78m) a double aspect room with box bay window with storage and brick open fireplace with tiled hearth.

DINING HALL

15' 3" x 15' 0" (4.65m x 4.57m) with window to front and stairs rising to

FIRST FLOOR LANDING

with cupboard housing the water tank, loft access and light tube.

ROUNDEL BEDROOM

18' 7" x 17' 0" (5.66m x 5.18m) with floor to ceiling window taking in panoramic views, recess with a range of fitted wardrobes providing hanging and shelving.





EN-SUITE

6' 7" x 6' 1" (2.01m x 1.85m) overall of irregular shape and fitted with a white panelled bath with shower and shower screen, corner vanity sink unit with concealed cistern wc to side.

SHOWER ROOM

7' 9" x 5' 8" (2.36m x 1.73m) plus 4' 0" x 3' 0" (1.22m x 0.91m) fitted with a large shower enclosure with glazed screen, vanity sink unit with shaver point above, heated towel rail and low level wc.

BEDROOM

12' 6" x 11' 0" (3.81m x 3.35m) with window to front, eaves storage.

BEDROOM

16' 5" x 11' 0" (5.00m x 3.35m) with box bay window enjoying a triple aspect.

MASTER BEDROOM

12' 5" x 12' 5" (3.78m x 3.78m) with windows looking out onto the garden, extensive range of fitted wardrobes and chest of drawers, recess providing access to

EN-SUITE

9' 3" x 5' 1" (2.82m x 1.55m) with obscured window, fully tiled and fitted with a panelled bath with shower and shower screen, vanity sink unit, heated towel rail and wc.

OUTSIDE

The property is approached over a long driveway to a large area of block paved parking and turning with access to the double garage. To the rear of the garage is a WORKSHOP 16' 8" x 9' 10" (5.08m x 3.00m) with power and light and access to small enclosed yard. A gate gives access into the Recreation Ground £1 per annum payable to the Council. To the rear a large patio extends across the back of the property with a mature hedge backing onto open fields and taking in panoramic views towards the South Downs with a water feature. The formal gardens are predominantly set to one side providing a large area of lawn that is hedge enclosed with planted borders and interspersed with established trees. The gardens extend for some distance and include a small WENDY HOUSE, raised kitchen garden and GREENHOUSE. A hedge divides a SHED 15' 0" x 8' 0" (4.57m x 2.44m) with a wild flower area beyond and a further enclosure with compost bins. GAZEBO with curved seating around a table with additional seating.

GARAGE

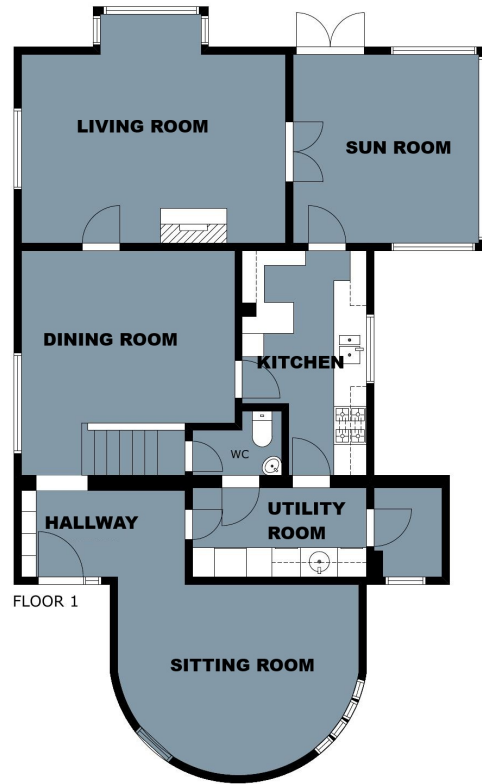
19' 7" x 19' 5" (5.97m x 5.92m) with quarry tiled floor, two electric up and over doors, external window and door with access to storage above.

COUNCIL TAX

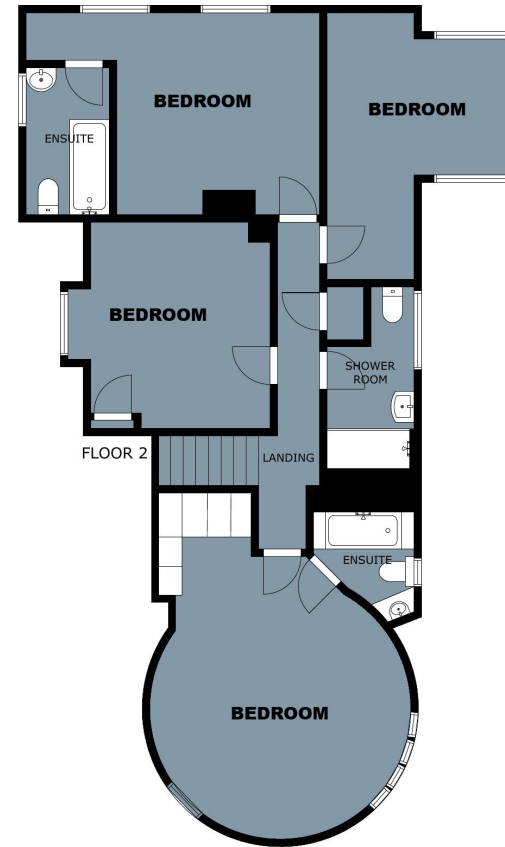
Rother District Council

Band F - £3,797.26





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 TOTAL: 204 m²/2,196 sq.ft
 FLOOR 1: 101 m²/1,087 sq.ft, FLOOR 2: 103 m²/1,109 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

