



Shrublands,
Hastings Road,
BATTLE,
East Sussex,
TN33 0TA



Hastings Road

Set back off a long private road, this impressive five bedroom detached family home enjoys large south facing gardens with extensive parking and integral garage. All located within just a short distance of Battle Town Centre and within walking distance to the mainline station.

Features

DETACHED FAMILY HOME

IMMACULATE MODERN
ACCOMMODATION

SOUTH FACING GARDEN

5 BEDROOMS

INTEGRAL GARAGE

WALKING DISTANCE OF HIGH
STREET AND STATION



Description

This attractive detached 1920s five bedroom family home sits in a desirable location up a long private road with level south facing gardens. The well planned accommodation has been upgraded and retains some characterful features throughout that combine with modern refinements. At the heart of the home is a kitchen/living area with bi-fold doors that lead out onto the south facing garden. There are three further reception rooms to the ground floor as well as a large utility room that connects into the garage with storage above. The first floor offers five bedrooms with a Juliet balcony, dressing room and ensuite. The loft space is also thought to offer potential, subject to any necessary consents.

Set back up a private road the property sits in mature and established gardens, with ample parking to the front and access to the garage. The rear gardens are laid to lawn, set out as park land with established trees, large areas of patio, rockery and water feature. Viewing highly recommended.

NOTE: The residents contribute to the upkeep of the private road.

Directions

From our office in Battle High Street proceed south onto the Hastings Road, proceed up Battle Hill bearing around to the left and then right where the entrance to the private road will be seen on the right hand side. Continue to the far end of the lane where the entrance to number 18 will be found. What3Words: [///overhear.smarting.trip](https://www.what3words.com/overhear.smarting.trip)



THE ACCOMMODATION

With approximate room dimensions is approached via a panelled oak door to

RECEPTION HALL

10' 0" x 5' 1" (3.05m x 1.55m) opening into

HALLWAY

With a hardwood staircase rising up to first floor landing with under stairs storage cupboard.

WC

Dual aspect and fitted with a concealed cistern WC and wash hand basin with mixer tap.

STUDY

13' 8" x 11' 7" (4.17m x 3.53m) With window to front, fitted range of cupboards and shelving.

SITTING ROOM

18' 2" x 12' 3" (5.54m x 3.73m) plus 8' 8" x 6' 2" (2.64m x 1.88m) A dual aspect room with bay window taking in views of the garden and central fireplace with tiled hearth and wooden mantle.

DINING ROOM

15' 4" x 12' 4" (4.67m x 3.76m) With bay window and glazed door opening onto the garden.



KITCHEN/LIVING ROOM

29' 6" x 18' 6" (8.99m x 5.64m) A dual aspect room with bi-fold doors opening onto patio and garden, oak effect flooring and fitted with a comprehensive range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with spaces and plumbing for appliances. The kitchen incorporates storage systems all wrapped around a centre island, fitted double oven and microwave. There is an extensive area of granite working surface incorporating a 5 burner gas hob with extractor fan above and a double stainless steel sink with mixer tap and etched drainer.

UTILITY ROOM

19' 3" x 9' 10" (5.87m x 3.00m) narrowing to Irregular shape 7' 4" (2.24m) window and glazed door to patio and separate door to front, range of base units, space and plumbing for appliances.

WET ROOM/SHOWER AREA

With window to rear, fully tiled incorporating a low level WC and a pedestal wash hand basin.

FIRST FLOOR LANDING

With access to large loft space with potential, fitted range of cupboards.



BATHROOM

9' 7" x 7' 6" (2.92m x 2.29m) max, having a dual aspect with vanity sink unit with mixer tap and mirrored light above, panelled bath with shower and shower screen, heated towel rail, low level WC.

BEDROOM

13' 10" x 10' 10" (4.22m x 3.30m) With window taking in views of the garden.

BEDROOM

13' 10" x 10' 4" (4.22m x 3.15m) With window taking in views of the garden.

BEDROOM

13' 10" x 12' 0" (4.22m x 3.66m) Window taking in views of the garden.

BEDROOM

13' 9" x 9' 0" (4.19m x 2.74m) With window to front.

MASTER BEDROOM

18' 9" x 17' 8" (5.71m x 5.38m) With double doors and Juliet balcony taking in views of the garden.

DRESSING ROOM

11' 4" x 9' 1" (3.45m x 2.77m) With obscured window to front, fitted with a range of wardrobes providing hanging and shelving with chest of drawers and dressing table.



BATHROOM

11' 4" x 9' 5" (3.45m x 2.87m) Obscured window to front, part tiled and fitted with a "his and hers" vanity sink unit with lit mirror above, large shower enclosure with glazed screen, heated towel rail, low level WC.

GARAGE

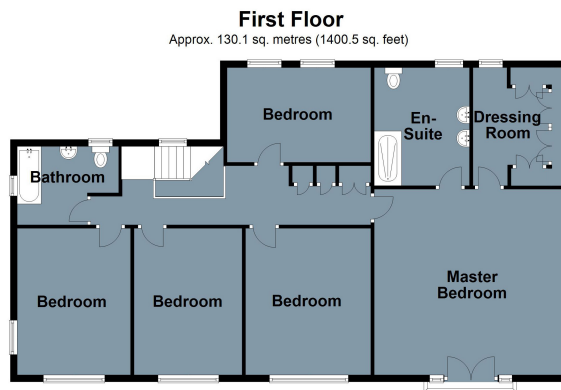
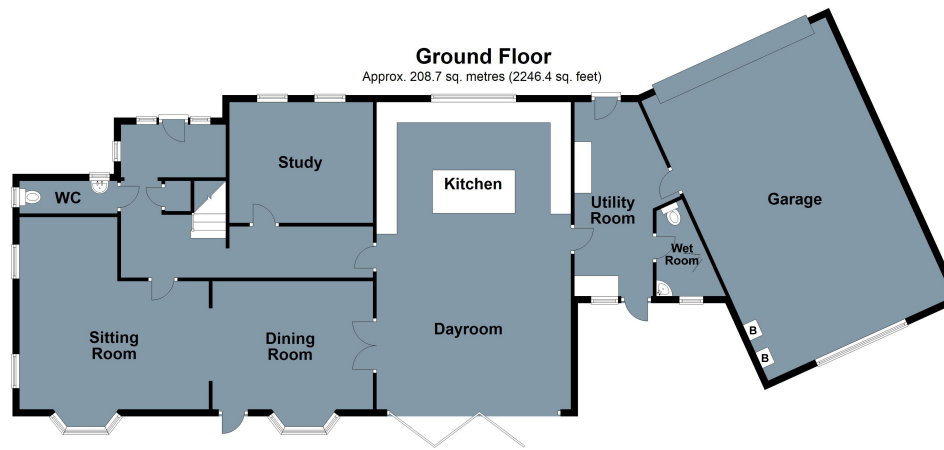
29' 2" x 19' 6" (8.89m x 5.94m) With electric sectional roller shutter door, twin gas fired boiler, work bench and access to large loft space above.

OUTSIDE

The property is approached over a private road that leads onto the private gravel driveway which leads to the front of the property with an attractive box hedge roundabout. The whole provides extensive parking and access to the garage. To the rear of the property is an extensive area of paved patio with a separate raised patio, rockery and feature pond. The gardens extend out, predominantly laid to level lawn enclosed with established trees.

COUNCIL TAX

Rother District Council
Band F - £3,621.02



Total area: approx. 338.8 sq. metres (3646.8 sq. feet)
For illustration purposes only - not to scale

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

