



Abbey Vista 43 Lower Lake,  
Battle,  
East Sussex,  
TN33 0AT





# Abbey Vista 43 Lower Lake

Tucked away behind a gated entrance and within a short stroll of the High Street and mainline station is this superb 9 year old four bedroom detached house boasting an exceptional specification with enclosed garden and large single garage. No onwards chain.

## Features

DETACHED HOUSE

CLOSE TO HIGH STREET

GARAGE

CLOSE TO STATION

TUCKED AWAY LOCATION

4 BEDROOMS

LANDSCAPED GARDEN

CHAIN FREE



## Description

Tucked away behind a gated entrance, this superb detached family property has been sympathetically constructed with attractive tumble brick elevations all finished to an exacting standard and built within the last nine years. This spacious house offers all the latest refinements with high levels of insulation, gas fired under floor central heating and Solar Voltaic panels producing an income. Approached over a large reception hall there are polished tiled floors with a bespoke oak and glazed staircase rising to the first floor. The main living room has double doors and wide glazing looking out over the garden and the kitchen/living/dining room has bi-fold doors onto the patio. The fully fitted kitchen has granite tops and the bathrooms are finished to an exacting standard with remote start showers. The high specification includes category 5 wiring for home entertainment with ceiling speakers within the majority of the rooms. Considerable thought has been put into the lighting with automatic low level lighting in all the bathrooms and LED lighting to the stairs, kitchen and living room. Outside the property is approached through a gated entrance to an extensive area of parking and turning giving access to a large single garage. The rear gardens are enclosed with areas of landscaped patio and grass areas. Set in a central location set back from the road, viewing is highly recommended. No onwards chain.

## Directions

From our office in the High Street proceed in a southerly direction taking the second exit at the mini roundabout into Lower Lake. Proceed down for a short distance turning right into a small driveway which leads to the property  
What3Words:///photo.skim.trucked



### THE ACCOMMODATION

With approximate room dimensions is approached via a hardwood door to

### RECEPTION HALL

10' 7" x 7' 9" (3.23m x 2.36m) With stairs rising to the first floor landing with under stairs rising to first floor landing with under stairs cupboard, polished tiled floor, telephone entry for front gates.

### STUDY

With window to front, coving and recessed ceiling speakers, range of cupboards and drawers.

### CLOAKROOM

With window to side, polished tiled floor, concealed cistern WC, vanity sink unit with mixer tap.

### LIVING ROOM

17' 0" x 15' 5" (5.18m x 4.70m) With box bay window opening onto gardens with double doors, coving, recessed ceiling speakers, hidden LED lighting, a central gas fire with recess above for a flat screen television, stairs lead down to

### KITCHEN/DINING ROOM

24' 1" x 17' 3" (7.34m x 5.26m) max, a triple aspect room with wide bi-fold doors opening onto the garden, coving, recessed speakers, polished tiled floor and fitted with a comprehensive range of base and wall mounted kitchen cabinets providing cupboards and drawers with integrated dishwasher and three ovens, separate microwave and wine cooler. Space for American style fridge/freezer and an extensive range of granite working surface incorporating an acrylic sink with etched drainer with mixer tap and a 5 burner gas hob with extractor fan above, under unit lighting, worktop and plinth lighting.

### UTILITY ROOM

7' 2" x 5' 3" (2.18m x 1.60m) With window to front, fitted base and wall mounted units with space and plumbing for washing machine and tumble dryer, wall mounted gas boiler and airing cupboard with slatted shelves.

### LANDING

Split level with window to front and stairs rising to second floor.

### MASTER BEDROOM

16' 9" x 13' 4" (5.11m x 4.06m) With two windows to rear, range of mirror fronted sliding door wardrobes, recessed speakers.





### EN-SUITE SHOWER ROOM

With velux window, tile enclosed remote start shower, double vanity floating sink unit with mirror and light above, concealed cistern WC.

### BEDROOM TWO

20' 6" x 11' 4" (6.25m x 3.45m) narrowing to 9' 7" (2.92m) A double aspect room with extensive wardrobe system with hanging, shelving and drawers.

### BATHROOM

With obscured window to rear, tiled floor and fitted with a corner shower with tiled enclosure and remote control, floating vanity sink unit with mirror and light above, concealed cistern WC and panelled bath, heated towel rail.

### BEDROOM THREE

13' 4" x 9' 9" (4.06m x 2.97m) max, with window to front, recessed speakers, wardrobe system.

### SECOND FLOOR LANDING

### BEDROOM FOUR

17' 6" x 12' 6" (5.33m x 3.81m) Partially vaulted with two large Velux windows to rear, recessed speakers and lighting, door to

### EN-SUITE

With polished tiled floor, tile enclosed shower, floating vanity sink unit and concealed cistern WC.

### GARAGE

18' 2" x 10' 0" (5.54m x 3.05m) Of brick construction with roller shutter doors, power and light.

### OUTSIDE

The property is approached over a private driveway with electronic gates to a large area of tarmac turning and parking with access to the garage. A pathway gives access to the side and rear.

The rear garden is enclosed and offers a variety of areas of Indian sandstone paved patios with areas of lawn and established flower beds. There is a large concrete base offering potential for a TIMBER STUDIO/GARDEN ROOM which has gas, electricity, water and sewage, ideal for outside living or working, and a timber shed.

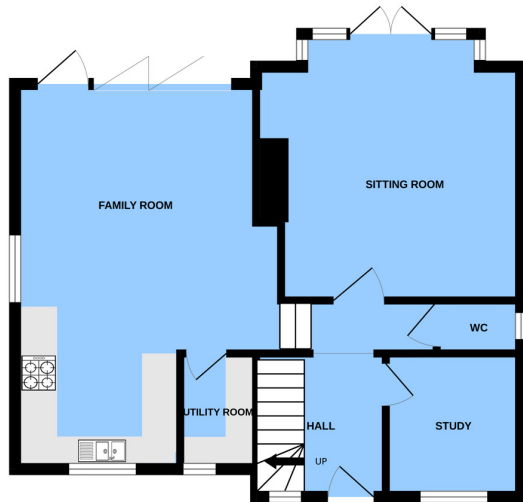
### NOTE

The driveway is owned by Abbey Vista but the cottage has a Right of Way and contributes 50% of the upkeep.





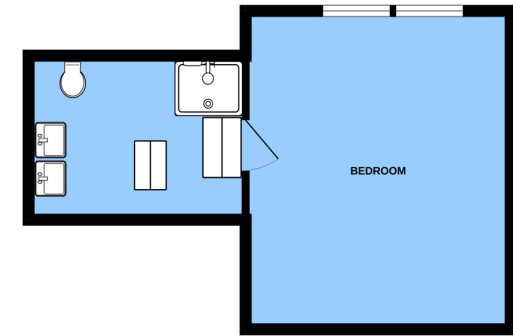
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>	93	94
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

