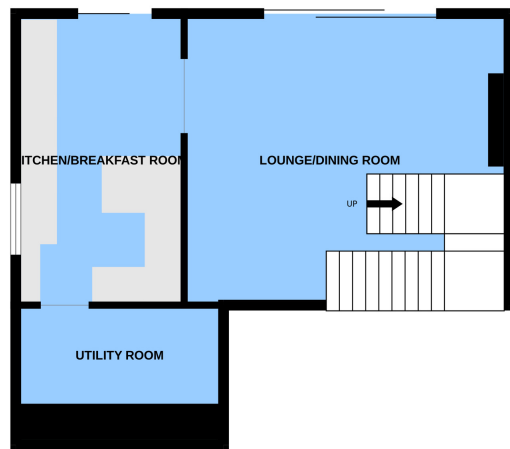
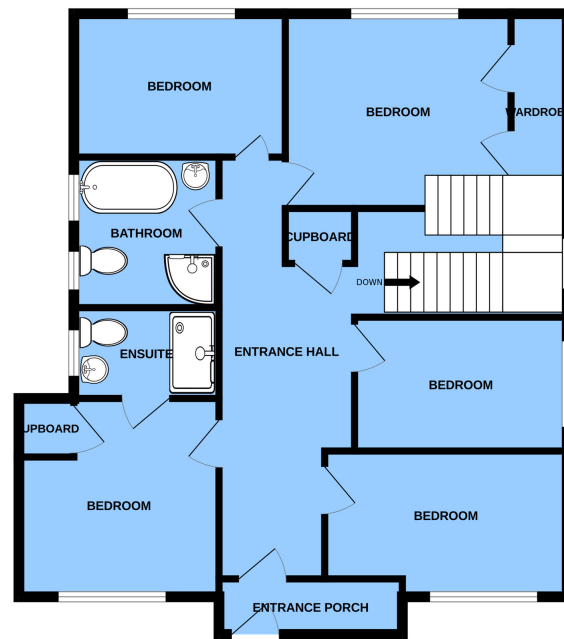


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	89	93
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR



ENTRANCE 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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64 Upper Glen Road, St Leonards-on-Sea TN37 7AY

£390,000 freehold

Set in a convenient residential location and enjoying a large area of southerly facing garden, this interesting detached split level home enjoys generous accommodation, set out over two floors with up to five bedrooms, off-road parking, solar voltaic panels and a detached garden lodge.

- Detached Spacious Home
- Detached Garden Lodge
- 5 Bedrooms
- Generous Garden
- Versatile Accommodation
- Solar Voltaic Panels
- Off-Road Parking
- Split Level

Description

Viewing is recommended to appreciate this well presented detached split level home that enjoys surprisingly spacious accommodation laid out over two floors with off-road parking, solar voltaic panels and a large south facing garden. Inside the accommodation provides up to five bedrooms, arranged around a large entrance hall at ground level. From the entrance hall an oak staircase leads down to the garden level with an impressive living room with wide glazed doors opening onto the patio and garden. The living room also connects to the kitchen/breakfast room which also enjoys views of the garden and opens to a good size utility area.

The gardens are a real feature of the property enjoying a southerly aspect, with a raised patio and steps leading down to a level area of lawn that includes a kitchen garden and various fruit trees as well as a detached lodge that could be used as a home office. With its convenient location and easy access to St Leonards, Hastings and Battle, viewing is highly recommended.

Directions

From our office in Battle High Street proceed in a southerly direction towards Hastings and at the Bannatynes roundabout take the second exit onto Battle Road. Proceed down turning left just before the Co-Op into Upper Glen Road. Proceed along and the property will be found along on the right hand side.

What3Words: ///grace.actor.pines

THE ACCOMMODATION COMPRISES

ENTRANCE PORCH

10' 1" x 3' 4" (3.07m x 1.02m) With panelled door through to

RECEPTION HALL

23' 2" x 17' 7" (7.06m x 5.36m) With loft access, oak flooring, recessed lighting and cupboard with shelving.

BEDROOM

11' 0" x 10' 2" (3.35m x 3.10m) With window to front, cupboard with hanging and shelving.

EN-SUITE

Fully tiled with obscured window to side, fitted shower with glazed sliding door, vanity sink unit, low level WC, heated towel rail.

STUDY

13' 5" x 7' 6" (4.09m x 2.29m) With window to front.

BEDROOM

11' 9" x 7' 4" (3.58m x 2.24m) With window to side.

BEDROOM

13' 6" x 10' 9" (4.11m x 3.28m) Taking in views of the garden, large wardrobe cupboards with hanging and shelving.

BEDROOM

11' 7" x 7' 10" (3.53m x 2.39m) With window taking in views of the garden, part panelled walls.

BATHROOM

8' 3" x 7' 10" (2.51m x 2.39m) With obscured window to side, fully tiled floors and walls and fitted with a bath with centre tap, vanity sink unit, low level WC, separate shower enclosure with steam and side jets and heated towel rail.

RECEPTION HALL

From the reception hall, an oak staircase leads down to the garden level

DINING ROOM

18' 0" x 17' 0" (5.49m x 5.18m) With oak flooring, recessed lighting and wide sliding glazed doors opening out onto the patio and garden. An opening leads through to the

KITCHEN

16' 7" x 9' 2" (5.05m x 2.79m) With sliding glazed doors to patio and garden, tiled flooring and fitted with a range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with spaces for appliances with areas of working surface incorporating a one and a half bowl stainless steel sink with mixer tap and drainer, wall mounted gas fired boiler and steps with an archway rising to a



UTILITY AREA

11' 6" x 5' 0" (3.51m x 1.52m) Raised working surface and space and plumbing for appliances.

OUTSIDE

There is an area of block paved driveway that provides parking with a gate and steps leading down to the rear garden and patio. The patio is raised up with a wall enclosure and steps down to the garden which lies level, predominantly laid to lawn. The garden extends into the kitchen garden area with fruit trees and beyond is a DETACHED TIMBER LODGE that looks out across the garden.



COUNCIL TAX

Hastings Borough Council
Band D - £2,437.47

Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774

We will be pleased, if possible, to supply any further information you may require.

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.