



## 2, Mount Pleasant Cottages

OIRO £675,000

Hooe  
Battle  
TN33 9HG





**Ground Floor**



**First Floor**

Total floor area 161.4 m<sup>2</sup> (1,737 sq.ft.) approx

Abbott & Abbott are offering for sale this delightful newly built (2022) detached, four bedroom family home, located in a rural position with superb open countryside and distant sea views.

The property has Air Source heating - including underfloor heating to the ground floor, and double glazing, along with good quality kitchen and bathroom fittings. A particular feature is the bright, spacious, 34ft open plan living room/kitchen with doors leading out onto a good size patio overlooking the countryside. The spacious accommodation of approximately 1,740 sq ft includes a master bedroom which has a good size balcony to enjoy the morning sun.

The property is being sold with no onward chain and internal viewing is advised.

**Entrance Hall**

Under stairs cupboard, and an airing cupboard.

**Shower Room/Cloakroom**

Walk-in shower, wash basin with vanity unit, WC, heated towel rail, and wall and floor tiling.

**Living Room/Dining Room/Kitchen**

10.35m x 4.67m (33' 11" x 15' 4")  
Open plan design with the living room/dining room having a feature fireplace, dimmers, TV points, and two sets of doors leading out onto the patio area.

The kitchen area has a 1.5 bowl sink unit with mixer tap, extensive range of storage cupboards and drawers, carousel cupboard, work surfaces, built in oven, ceramic hob and hood, dishwasher, and twin fridge/freezers.

**Utility Room**

Small sink unit, range of storage cupboards, work surfaces, tiled floor, and a door leading outside.

**Bedroom 3 (Ground Floor)**

4.3m x 3.58m (14' 1" x 11' 9")  
Twin aspect room with a TV point.

**Bedroom 4 (Ground Floor)**

3.54m x 3.17m (11' 7" x 10' 5")  
Good size 4th bedroom overlooking the garden.

**First Floor Landing**

Velux window, and a storage cupboard.

**Bedroom 1 - with en-suite and balcony**

6m x 4.96m (19' 8" x 16' 3")  
Twin aspect room providing stunning views, and with a range of fitted wardrobes, a TV point, two radiators, and doors leading out onto the good size, due south/east, balcony.

The en-suite shower room has a shower cubicle, wash basin and vanity unit, WC, extractor, heated towel rail, and wall and floor tiling.

**Bedroom 2**

4.72m x 3.4m (15' 6" x 11' 2")  
Velux window, TV point, and a radiator.

**Bathroom**

White suite comprising of a free standing bath, WC, and wash basin with vanity unit, heated towel rail, velux window, and wall and floor tiling.

**Outside**

The front garden is laid to lawn and has courtesy lighting. The rear garden, also laid to lawn, has a large patio area, and a hot tub.

The gated parking area provides off road parking for several vehicles.

**Other Information**

Council Tax Band: E  
(Wealden County Council)  
EPC: 85/B