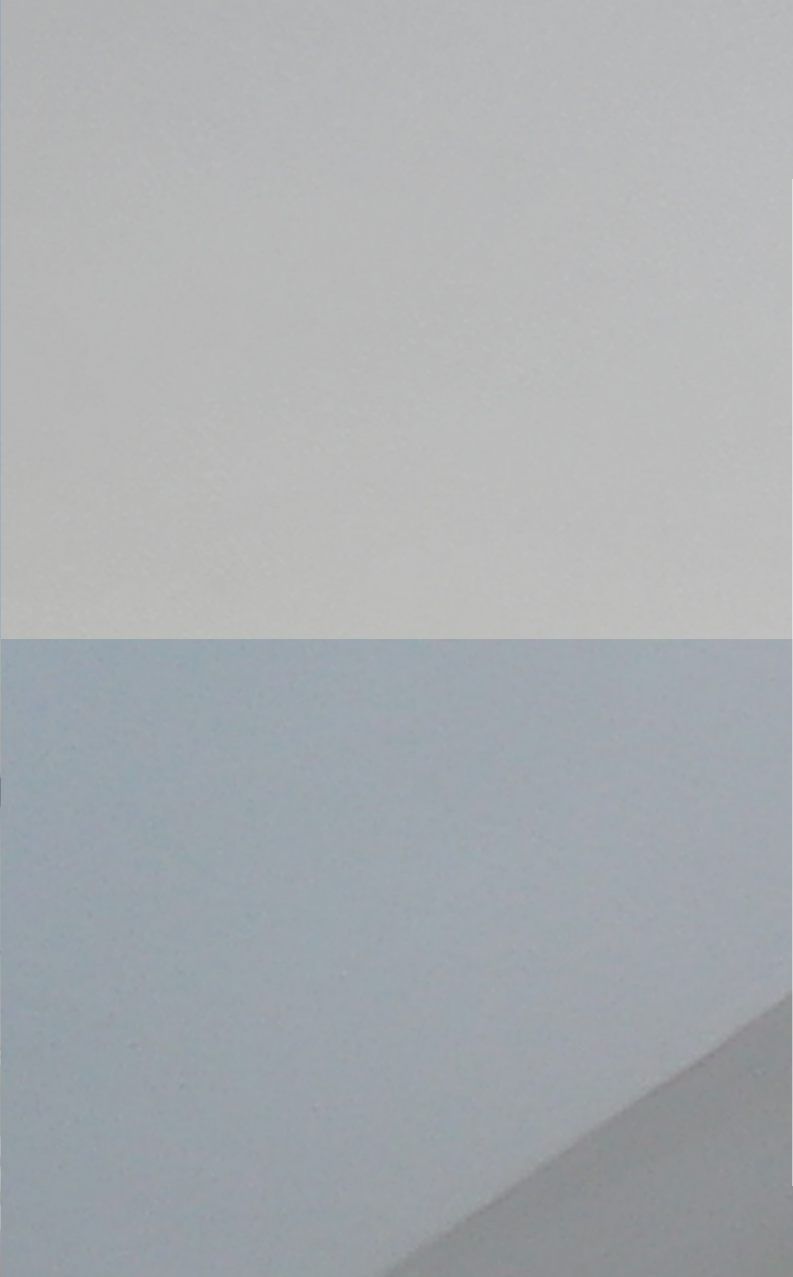


2 • Mount Pleasant Cottages • Hooe • Battle • TN33 9HG





• Entrance Hall

### Ground Floor

• Shower Room/Cloakroom

Total floor area 165.41m<sup>2</sup> (1775.00sq. ft.) approx

• Living Room/Dining Room/Kitchen - 10.35m x 4.67m (33' 11" x 15' 4")

• Utility Room

• Bedroom 3 (Ground Floor) - 4.3m x 3.58m (14' 1" x 11' 9")

• Bedroom 4 (Ground Floor) - 3.54m x 3.17m (11' 7" x 10' 5")

• First Floor Landing

• Bedroom 1 - with en-suite and balcony - 6m x 4.96m (19' 8" x 16' 3")

• Bedroom 2 - 4.72m x 3.4m (15' 6" x 11' 2")

• Bathroom

• Outside

• Other Information

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.