



Mount Pleasant Cottages,
Hooe,
Battle,
East Sussex,
TN33 9HG



Mount Pleasant Cottages

Guide Price: £775,000 - £800,000 Standing on elevated ground and enjoying panoramic views towards the English Channel, this nearly new detached house provides a wonderful open-plan kitchen living space and four bedrooms, the master with its own balcony. Enclosed gardens and off-road parking. Planning permission for a double garage with studio accommodation above.

Features

DETACHED HOME

STUNNING COUNTRYSIDE VIEWS

OPEN-PLAN KITCHEN/LIVING SPACE

3 YEARS OLD

4 BEDROOMS

BALCONY TO MASTER BEDROOM

PLANNING GRANTED FOR GARAGE WITH STUDIO ABOVE



Description

Set in a beautiful and unspoiled part of Sussex, this two year old detached four bedroom property commands panoramic views towards the English Channel and is surrounded by open countryside. Built in 2021, the property benefits from the remainder of a builders guarantee and offers all the benefits of an energy efficient new home with high levels of insulation, double glazing and Air Source heating with under floor heating to the ground floor. At the heart of the house is a stunning open-plan kitchen/living/dining room with integrated appliances and a wood burning stove. There are fabulous views and two sets of double doors that open onto the patio and gardens. The accommodation is flexible with two bedrooms to the ground floor and two bedrooms to the first floor, the master enjoying an en-suite and balcony that takes in the views. Outside there is planning permission to build a double garage with studio room above, enclosed gardens and off-road parking. Viewing is essential to appreciate the location, wonderful views and specification of this luxurious detached property.

Directions

From Hooe, proceed south along the B2095 where the property will be found some distance along on the left hand side. What3Words: ///defend.charts.beans



THE ACCOMMODATION

is approached via a covered porch with panelled and glazed door to

RECEPTION HALL

18' 3" x 4' 5" (5.56m x 1.35m) widening to 10' 4" (3.15m) Stairs rising to first floor landing, velux window, cupboard housing pressurised tank

WC

With obscured window to side, tiled floor, fitted with a large tile enclosed shower enclosure with fixed and hand held shower head, vanity sink unit with mixer tap, concealed cistern WC to side, heated towel rail.

BEDROOM

14' 0" x 11' 7" (4.27m x 3.53m) A double aspect room with oak flooring.

BEDROOM

11' 7" x 10' 4" (3.53m x 3.15m) With window to side.

From the reception hall a half glazed door opens through to the

OPEN PLAN KITCHEN/LIVING/DINING AREA

34' 0" x 15' 0" (10.36m x 4.57m) narrowing to 13' 8" (4.17m) A triple aspect room with windows and two sets of double doors opening onto patio, taking in the fabulous views, recessed lighting, oak flooring, central brick fireplace with inset wood burning stove on tiled hearth. The kitchen is fitted with a comprehensive range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with integrated fridge, freezer, dishwasher, bin store and a fitted double oven. An extensive area of working surface incorporates a breakfast bar and a one and a half bowl sink with etched drainer and mixer tap. There is a four ring induction hob with extractor fan above.

UTILITY ROOM

7' 0" x 6' 10" (2.13m x 2.08m) With tiled floor, fitted with a further range of base and wall mounted kitchen cabinets incorporating cupboards and drawers, space and plumbing for appliances and acrylic sink with mixer tap and drainer.





FIRST FLOOR LANDING

With large cupboard.

MASTER BEDROOM

16' 3" x 15' 4" (4.95m x 4.67m) A dual aspect room with double doors opening to a balcony 9' 10" x 9' 5" (3.00m x 2.87m) taking in panoramic views. The bedroom is fitted with three sliding double wardrobes.

EN-SUITE

8' 1" x 5' 6" (2.46m x 1.68m) With velux window taking in views, fully tiled walls and fitted with a vanity sink unit with mixer tap, low level wc and glazed and tiled shower with fixed and hand-held shower heads, heated towel rail.

FAMILY BATHROOM

8' 1" x 6' 0" (2.46m x 1.83m) With velux window taking in the views, fully tiled and fitted with a free standing bath with mixer tap, low level WC, vanity sink unit and heated towel rail.



BEDROOM

15' 4" x 11' 0" (4.67m x 3.35m) A dual aspect room with loft access.

OUTSIDE

The property is approached via electric sliding gates with an area of gravel parking and turning, large timber shed, a post and rail fence and gate to a central pathway to the front door flanked by areas of lawn. Pathways provide access to each side of the property to a paved patio and level area of lawn to the rear that opens out to one side with a further paved patio taking in fabulous views.

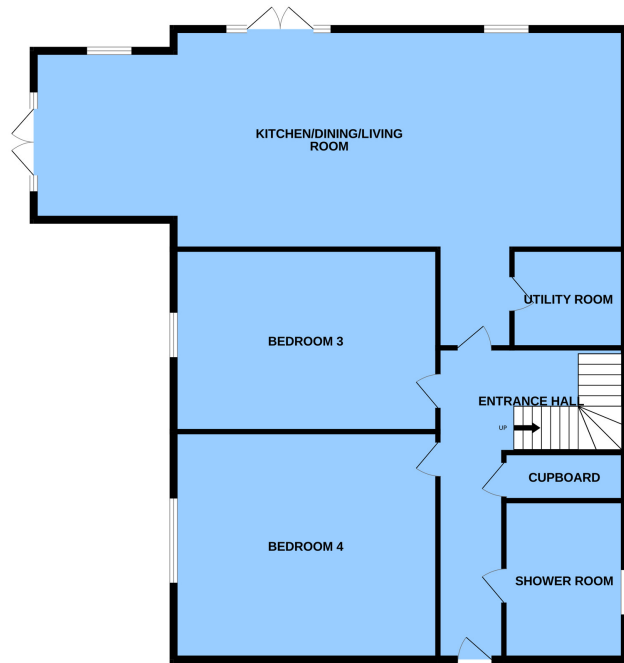
In addition two areas of hard standing have been laid in preparation for a studio or workshop subject to any necessary consents.

NOTE

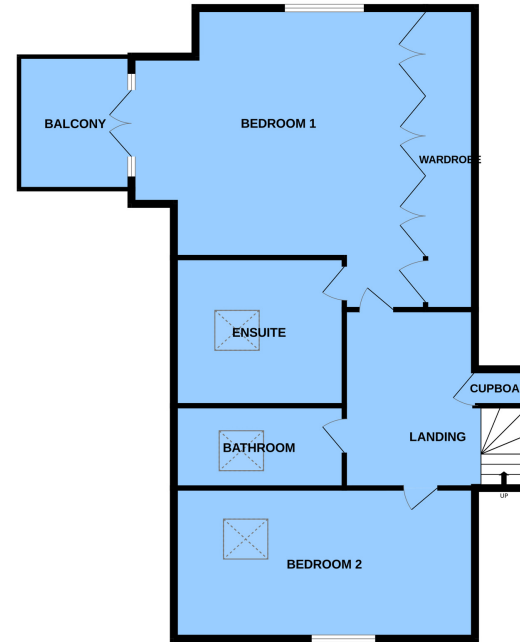
The property has a Right of Way over the initial drive owned by the adjoining property.

A new treatment plant was installed when the property was built and the maintenance charges are payable 2/3rd to Number 2 and 1/3rd to Number 1

GROUND FLOOR



1ST 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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