



# 1 The Glades Battle Road





### Description

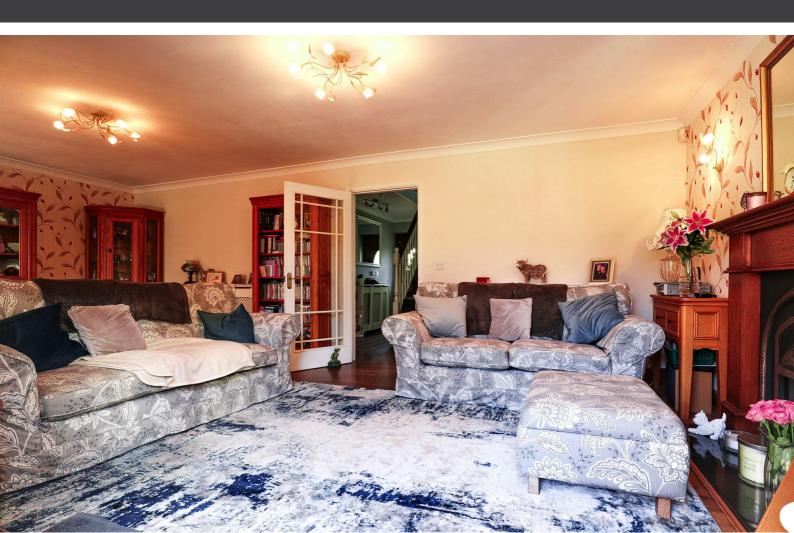
A generously proportioned detached home set well back from the road and surrounded by expansive lawned gardens. This modern 3 bed build offers an excellent sense of space and light throughout with a contemporary layout designed for comfortable family living.

It's important to note that the property also represents an opportunity for a range of lifestyles considering the large double garage which offers scope to convert the garage into a holiday let, studio, or further family accommodation (subject to planning). There is a generous driveway providing extensive parking with the grounds to the front offering potential for additional parking, garden landscaping, or the addition of a home office or studio.

Another great feature of the property is the impressive, solidly-built integral conservatory. This provides a wonderful year-round living/dining area and beautifully complements the large living room.

There are three well-sized bedrooms on the first floor, including a principal bedroom with en-suite, alongside a stylish family bathroom.

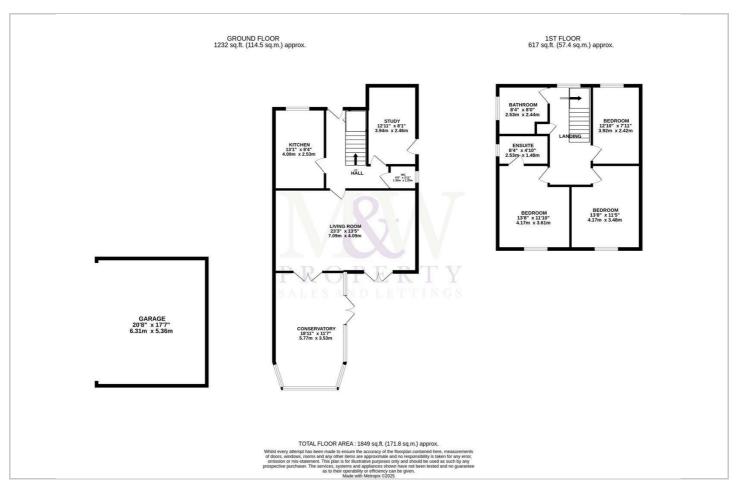
- Spacious modern house set in large plot
- Lawns front and back
- Off street parking for 5 + cars
- Large separate double garage
- Annexed dwelling potential
- Set back from road



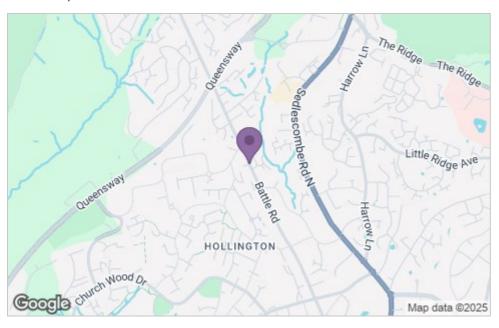




#### Floor Plan



#### Area Map



#### Viewing

Please contact our St Leonards on Sea Office on 01424 420073 if you wish to arrange a viewing appointment for this property or require further information.

## **Energy Efficiency Graph**

Energy Efficiency Rating		
	Current	Potentia
Very energy efficient - lower running costs  (92 plus) A  (81-91)		
(69-80) C		
(55-68)	60	
(39-54)		
(21-38)	.	
(1-20) G  Not energy efficient - higher running costs		
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	EU Directiv 2002/91/E	
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