



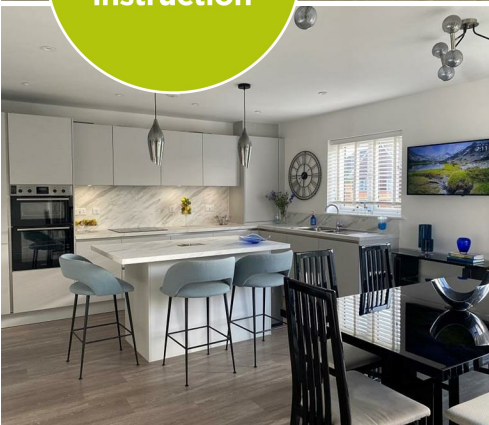
HOME + CASTLE
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VIEWING HIGHLY
RECOMMENDED



new
instruction



Lillybank Crescent, Battle, TN33 0FY

Freehold | House | 4 Bedrooms

Stunning 4 bedroom detached property in the heart of 1066 country and within a short walk of Battle high street. This immaculately presented home, finished to a very high specification was the original show house for this development. Comes with the remainder of a 10 year Premier warranty.

This beautiful home features a stylish open plan kitchen diner, ideal for family living and entertaining friends. Features integrated appliances, an island with electrical points and storage underneath plus tri-fold doors to west facing patio and garden. Separate utility room. Throughout the house are sockets with USB ports, deep pile carpet to all main areas, double glazing and gas central heating. To the rear of the property is a large detached double garage with block paved off-road parking for 2 cars.

FOR SALE
FREEHOLD
£735,000

Dimensions Supplied

All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested. Kitchen appliances shown on the floor plan are for illustration purposes only and are only included if integrated, built-in or specifically stated.

Hallway

Security alarm panel.
Storage cupboard.
Karndean wood-effect flooring.
Stairs to 1st floor.

Sitting Room 12'8" x 9'11" (3.86m" x 3.02m")

Dual aspect.
Double glazed window to side of property.
Double glazed window to front of property.

Living Room 18'3" x 11'9" (5.56m" x 3.58m")

Feature fireplace with wood-burning stove.
Double glazed bay window to front of property.
Double glazed French doors to patio area.
Carpet.

Kitchen Diner 18'10" x 14'5" (5.74m" x 4.39m")

Stylish kitchen.
Integrated fridge freezer.
Integrated dishwasher.
Induction hob.
Built-in double oven.
Wall mounted Gas Combination boiler.
Island with power points, USB port and cupboards underneath.
Dual aspect.
Trifold doors to patio area.
Double glazed windows to rear garden.
Karndean wood-effect flooring.

Utility Room 7'11" x 5'10" (2.41m" x 1.78m")

Space for tumble drier.
Plumbing for washing machine.
Sink.
Cupboards and worktops.
Door to side of property.
Karndean wood-effect flooring.

Cloakroom 5'10" x 4'5" (1.78m" x 1.35m")

WC
Basin with vanity unit.
Karndean wood-effect flooring.

Stairs from Hallway to 1st Floor

Landing

Hatch to loft space.
Cupboard for storage.
Double glazed window to front of property.
Carpet.

Bedroom 1 13'2" x 10'6" (4.01m" x 3.20m")

Measurement excludes built-in wardrobes.
Double glazed window to rear of property.
Carpet.
Far reaching views.

Ensuite Shower Room 10'5" x 4'8" (3.18m" x 1.42m")

Shower cubicle.
WC
Basin with vanity unit.
Opaque double glazed window to rear of property.
Karndean wood-effect flooring.

Bedroom 2 12'8" x 10' (3.86m" x 3.05m)

Dual aspect.
Double glazed window to front of property.
Double glazed window to side of property.
Carpet.

Bedroom 3 11'9" x 9'4" (3.58m" x 2.84m")

Double glazed window to front of property.
Carpet.

Bedroom 4 11'9" x 8'8" (3.58m" x 2.64m")

Double glazed window to rear of property.
Carpet.

Family Bathroom 9'5" x 7'6" (2.87m" x 2.29m")

Bath
Shower cubicle.
WC
Basin with vanity unit.
Opaque double-glazed window to side of property.
Karndean wood-effect flooring.

Detached Double Garage 19'8" x 19'3" (5.99m" x 5.87m")

Power points.
Electric up and over door.
Block-paved driveway for 2 cars.

Front of Property

Planted borders.
Area of lawn.
Hedging.
Path to front door.

Side of Property

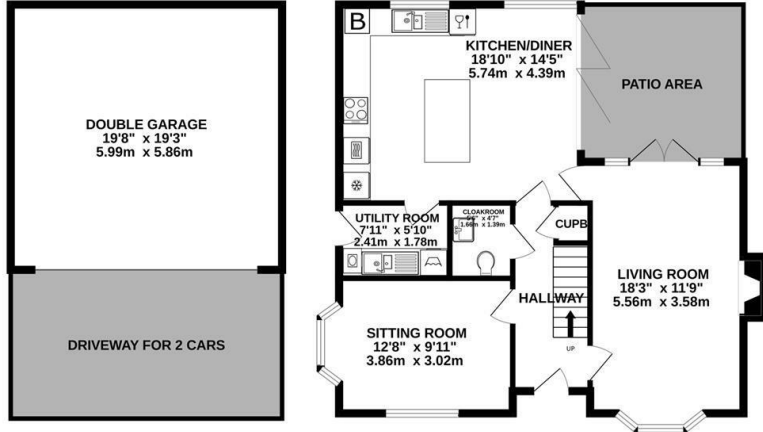
Door to utility room.
Planted borders.

Rear of Property

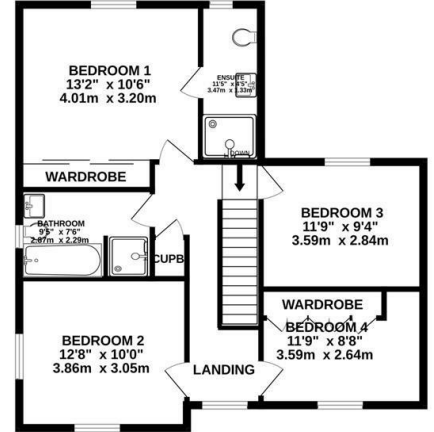
Large "L Shaped" garden laid mainly to lawn.
West facing.
Patio area.
Section for planting.
External lighting.
External tap.
External power supply.
Gate to block-paved driveway and garage.

Floor Plan

GROUND FLOOR
1115 sq.ft. (103.6 sq.m.) approx.



1ST FLOOR
731 sq.ft. (67.9 sq.m.) approx.

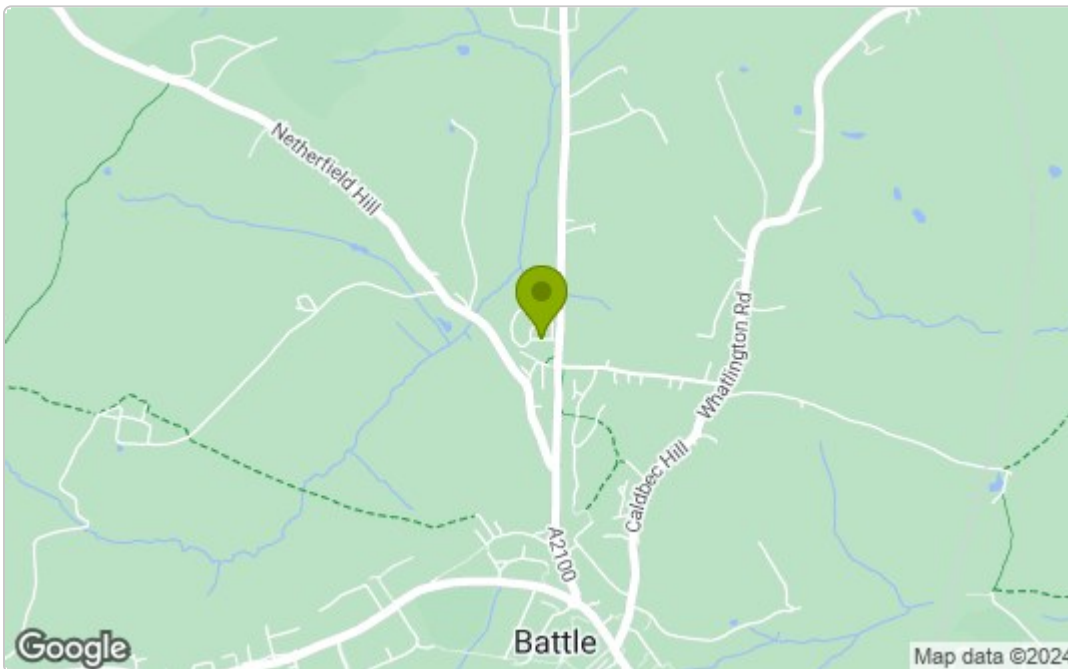


4 BEDROOM DETACHED HOUSE WITH DOUBLE GARAGE

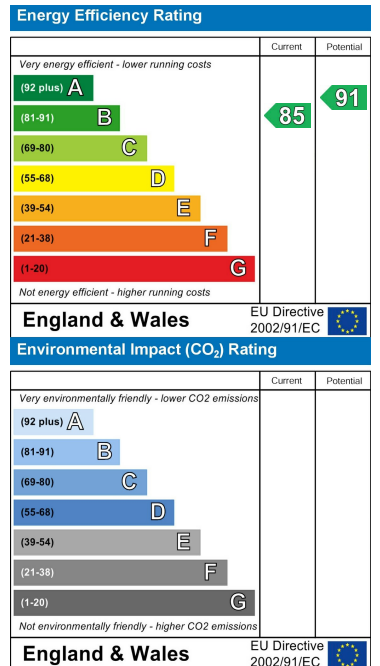
TOTAL FLOOR AREA : 1847 sq.ft. (171.6 sq.m.) approx.

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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Area Map



Energy Efficiency Graph



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