



PAUL STRIPP

Hurst Lane, Battle, TN33
£950,000

 3  2  2  2607 sq ft

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ESTATE AGENT PERSONAL SERVICE
EAST SUSSEX



Stunning spacious home in rural setting. Includes a snooker room, large living areas, dining room, kitchen with utility, conservatory, vast gardens, a pond, double garage, and ample parking. Ideal for serene outdoor living and entertainment.



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LIFE LONG

Key Features

- Maximized Natural Light: Design emphasizes ample natural light and seamless flow between spaces
- Spacious Entrance Hall: Offers ample storage and a large frosted window for added brightness.
- Cloakroom: Conveniently located with WC, tiled flooring, and decorative splashback tiles
- Ground Floor Bedroom: Features double aspect bay windows, wall-to-wall carpeting, and built-in cupboards
- Snooker Room: Accessible from the hallway with an interior window for space enhancement and natural light
- Large Living Room: Double aspect windows and doors to the patio, plus an electric fireplace
- Dining and Conservatory Area: Abundant light, direct access to the conservatory, and smooth transition to the kitchen
- Well-Equipped Kitchen: Includes a breakfast bar, window behind the sink, and leads to a spacious utility room
- Lush Garden and Outdoor Amenities: Tranquil conservatory views and a two-thirds acre garden with a pond
- Additional Features: Large driveway, detached double garage with conversion potential





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EAST SURREY



Guide price £950,000 - £995,000

This spacious home is designed to maximize natural light and offers a seamless flow between living, entertainment, and functional spaces. Upon entry, the hallway greets you with ample storage options and a large frosted window that illuminates the space. Additional storage is found beneath the stairwell, and conveniences such as a radiator and an easily accessible alarm panel enhance the entry area.



Adjacent to the hallway, a practical cloakroom features a WC, tiled flooring, a sink with decorative splashback tiles, and a radiator. The ground floor also hosts a double bedroom with a double aspect bay window, wall-to-wall carpeting, inbuilt cupboards, and a radiator, providing a comfortable and private space.

The snooker room, accessible from the hallway, includes an interior window that enlarges the sense of space and brings in additional light, complemented by views through a front aspect bay window. The large living room, which connects to the snooker room and also has a separate hallway entrance, features double aspect windows and doors that open onto the patio, enhancing the living space with natural light and garden access. An electric fireplace adds a functional yet aesthetic touch.

Next to the living room, the dining area benefits from abundant natural light from two large side windows and provides direct access to the conservatory, facilitating a smooth transition between cooking, dining, and relaxation spaces. The kitchen is equipped with a breakfast bar, a window behind the sink, and standard appliances including a hob and oven. It leads to a utility room that offers additional space for white goods and access to the garden through a window and a door.

The conservatory, situated off the dining area, serves as a tranquil space to enjoy views of the meticulously maintained garden.



Upstairs, the landing, illuminated by a Velux window, creates a bright transition space between floors. A large double bedroom on this floor features double aspect windows and ample storage. The spacious upper-floor bathroom includes separate bath facilities, a walk-in shower, WC, and sink, complemented by a radiator and a window for natural ventilation. The master bedroom is notably large, offering triple aspect windows and built-in storage, ensuring a serene, well-organized retreat.

The property is set on two-thirds of an acre, landscaped with a diverse array of mature trees and shrubs, including Japanese maples and azaleas. There is a patio area, terrace and separate lawn areas. As well as a decorative pond.

The grounds include a large driveway, a detached double garage with potential for conversion.

There is a septic tank and the heating is oil fired.

Sedlescombe is a picturesque village in East Sussex, known for its serene countryside and historical charm. There is a well stocked local shop also acting as the local post office, a popular pub with excellent beer garden, hotel, doctors surgery and primary school. There are tennis courts, play park and sports field. There are numerous walks and the property itself sits on the edge of the popular Bluebell wood.

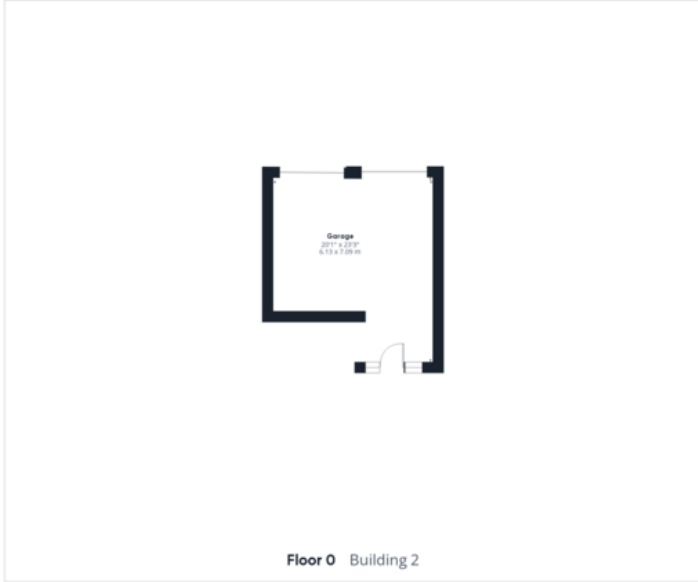
Located near Battle, it offers good access to educational facilities with nearby primary and secondary schools. The village is close to Battle train station for convenient links to London and coastal towns. Additionally, Sedlescombe is less than an hour's drive from the South Coast, perfect for seaside outings. This



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LIFT YOURS



Approximate total area⁽¹⁾
 2607.38 ft²
 242.23 m²

Reduced headroom
 59.5 ft²
 5.53 m²

(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		63
(39-54)		
E	43	
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Tenure Type: Freehold
Council Tax Band:
Council Authority:

