



65 Battery Hill, Fairlight, TN35 4AL

A SPACIOUS AND VERSATILE THREE DOUBLE BEDROOM, TWO RECEPTION ROOM DETACHED BUNGALOW ENJOYING AN ELEVATED POSITION IN THIS SOUGHT AFTER VILLAGE LOCATION WITH DISTANT SEA VIEWS AND PLEASANT LANE WALKS TO HASTINGS COUNTRY PARK.

The property is nicely set back from Battery Hill with flexibility of accommodation which has been carefully adapted for wheelchair access throughout giving space and ease of use with a wide reception hallway, a 22'0 x 16'3 triple aspect Living Room, a separate Dining Room with spiral staircase to the Loft Room, a 13'2 x 12'6 Fitted Kitchen/Breakfast Room with integrated Neff & AEG appliances and a separate Utility Room which could be used as a Study. In addition, there is a Family Bathroom/w.c. as well as a Shower Room/w.c. with Mira Shower and Bedroom Three could provide self-contained use as a small Annexe or as a Studio.

There is a sweeping driveway approach with two separate parking areas providing off road parking for several vehicles. The gardens are a particular feature having been meticulously established over many years by the owner with a stunning array of flowers, shrubs and trees providing different outside areas to enjoy and relax in. There is a side garden with greenhouse and covered patio as well as a tiered lawned garden with fruit trees and timber garden shed. There is a feeling of seclusion with all the principal rooms overlooking the gardens. Further benefits include gas fired central heating, double glazing, solar panels for electric & hot water, a new roof in 2021 and the property is to be sold CHAIN FREE. Viewing is strictly by appointment with Sole agent Charles & Co.

Price £695,000

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- Spacious Detached Bungalow
- Sought After Fairlight Location
- Bathroom & Separate Shower Room
- Beautifully Established Gardens
- Three Double Bedrooms
- Living Room & Dining Room
- Adapted for Wheelchair Access
- Elevated Position with Sea Views
- Fitted Kitchen/Breakfast Room
- Driveway & Ample Parking

Reception Hall

19'6 (5.94m)

Living Room

22'0 x 16'3 (6.71m x 4.95m)

Dining Room

16'11 x 10'8 (5.16m x 3.25m)

Kitchen/Breakfast Room

13'2 x 12'6 (4.01m x 3.81m)

Utility Room

9'0 x 7'8 max (2.74m x 2.34m max)

Bedroom One

15'0 x 13'0 (4.57m x 3.96m)

Bedroom Two

13'8 x 9'0 (4.17m x 2.74m)

Bedroom Three/Studio

18'10 x 10'2 (5.74m x 3.10m)

Family Bathroom/W.C

9'0 x 6'0 (2.74m x 1.83m)

Shower Room/W.C

9'0 x 8'6 max (2.74m x 2.59m max)

Spiral Staircase to First Floor

Loft Room

14'0 x 10'0 (4.27m x 3.05m)

Outside

Driveway

Front & Side Gardens

Rear Garden





Floor Plan



TOTAL FLOOR AREA: 1800 sq.ft. (167.2 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	100	100
(92 plus) A		
B		
(81-91)		
C		
(69-80)		
D		
(55-68)		
E		
(39-54)		
F		
(21-38)		
G		
(1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	