



Deo Juvante, 7 Battery Hill, Fairlight, TN35 4AP

AN IMMACULATE AND SPACIOUS FOUR DOUBLE BEDROOM, TWO RECEPTION ROOM DETACHED MODERN HOUSE ENJOYING A 75ft SOUTH FACING REAR GARDEN AND IS SITUATED OPPOSITE COUNTRYSIDE WALKS, LOCAL BUS SERVICES CONNECTING TO THE HISTORIC TOWNS OF HASTINGS & RYE AS WELL BEING CLOSE TO PETT LEVEL BEACH AND HASTINGS COUNTRY PARK & NATURE RESERVE.

The property provides versatile and deceptive accommodation over two floors to include an impressive 22ft reception hall with returning staircase, a living room with French doors leading out onto the rear patio and gardens, a family room/bedroom five, a downstairs bathroom/w.c. and an 18'8 x 14'10 kitchen/breakfast room with built-in appliances and a central Island with breakfast bar. There is also a separate utility room which leads into the integral garage. From the first floor galleried landing there are four double bedrooms with an en-suite and fitted wardrobes to bedroom and there is an en-suite to bedroom two as well as a contemporary family bathroom/w.c. In addition, there are views from bedroom three and four over fields and countryside opposite towards Pett village.

Outside, there is a driveway providing off road parking for several vehicles, an integral garage and the rear gardens are a particular feature extending to approximately 75ft and laid to lawn with a full width patio area. There is also a detached Summerhouse with fitted bar and outside decking. Further benefits include gas fired central heating, double glazing and viewing is strictly by appointment with owners Sole agent Charles & Co.

Asking price £695,000

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- Four Bedroom Detached House
- Two Separate Reception Rooms
- Favoured Village Location
- Countryside & Coastal Walks
- Two Bathrooms & Two En-suites
- Large Kitchen/Breakfast Room
- Juliette Balcony to Bedroom One
- Driveway & Integral Garage
- 75ft Patio & Lawned Rear Gardens

Reception Hall

22'0 x 8'0 (6.71m x 2.44m)

Living Room

15'2 x 10'2 (4.62m x 3.10m)

Family Room/Bedroom Five

12'0 10'0 (3.66m 3.05m)

Kitchen/Breakfast Room

18'8 x 14'10 (5.69m x 4.52m)

Utility Room

7'8 x 5'7 (2.34m x 1.70m)

Downstairs Bathroom/W.C.

9'9 x 7'0 max (2.97m x 2.13m max)

First Floor Galleried Landing

20'7 x 7'9 (6.27m x 2.36m)

Bedroom One

15'6 x 13'0 (4.72m x 3.96m)

En-suite Shower Room/W.C.

8'8 x 5'9 (2.64m x 1.75m)

Bedroom Two

15'7 x 10'6 (4.75m x 3.20m)

En-suite Shower Room/W.C.

6'5 x 5'10 (1.96m x 1.78m)

Bedroom Three

15'0 x 14'2 (4.57m x 4.32m)

Bedroom Four

14'2 x 14'0 (4.32m x 4.27m)

Family Bathroom/W.C.

9'0 x 7'10 (2.74m x 2.39m)

Outside

Front Garden

Driveway

Integral Garage

16'4 x 8'6 (4.98m x 2.59m)

Rear Garden

75' x 45' (22.86m x 13.72m)

Summerhouse

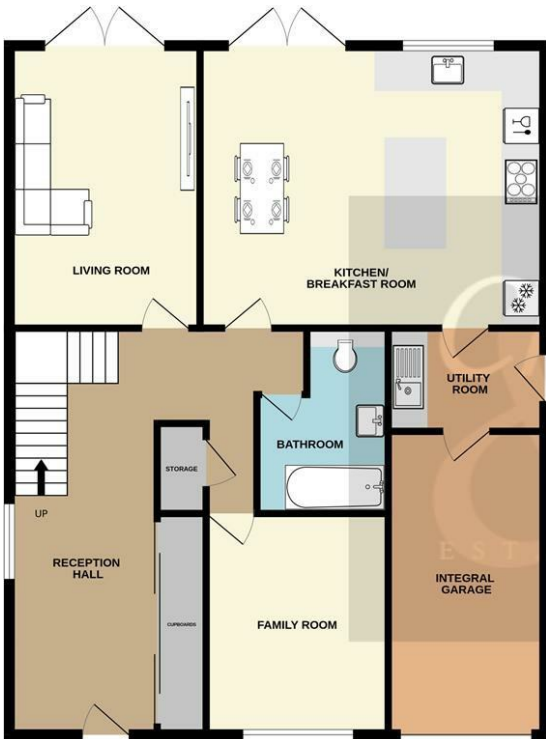
13' x 9' (3.96m x 2.74m)



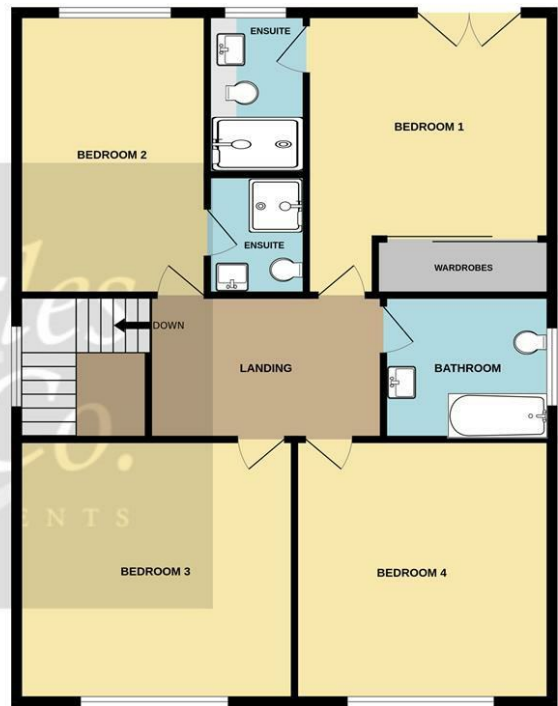


Floor Plan

GROUND FLOOR
1080 sq.ft. (100.3 sq.m.) approx.



1ST FLOOR
1080 sq.ft. (100.3 sq.m.) approx.



TOTAL FLOOR AREA : 2159 sq.ft. (200.6 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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	