



## 5 Battery Hill, Fairlight, TN35 4AP

AN OPPORTUNITY ARISES TO ACQUIRE FAIRLIGHT VILLAGE STORE/POST OFFICE IN THIS PICTURESQUE VILLAGE LOCATION BETWEEN THE HISTORIC TOWNS OF HASTINGS AND RYE. THE PROPERTY COULD CONTINUE AS AN ONGOING SHOP WITH LIVE IN ACCOMMODATION OR BE REVERTED BACK TO A DETACHED FAMILY HOUSE WITH CHANGE OF USE, SUBJECT TO NECESSARY CONSENTS.

The property is currently arranged with a twin bay fronted shop of approximately 500sq ft which also includes a rear store area and store room with the residential accommodation over two floors to include a 15'5 x 13'8 fitted kitchen/breakfast room with built in appliances, a central island and adjoining conservatory, a study and a 42ft store/utility to the side with access to both sides. There is also a 10'8 x 7'0 ground floor family bathroom/w.c with corner bath suite and to the first floor there is a dining room/office area, three dual aspect bedrooms (bedroom one is 16'3 x 11'0 with fitted wardrobes) and there are views from bedroom one & bedroom two over countryside towards Pett Village. In addition, there is a first floor shower room/w.c and outside there is an open driveway providing off road parking for several vehicles and a level 60ft rear garden which is laid to lawn and enjoys a south facing aspect.

Further benefits include gas fired central heating, double glazing and the property is also close to local countryside and coastal walks with bus services on Battery Hill connecting to surrounding locations. Access to Hastings Country Park is at the top of Battery Hill and there is a beach at Pett Level. Viewing is strictly by appointment with Sole agents, Charles & Co.

Price £495,000

## 5 Battery Hill, Fairlight, TN35 4AP



- Former Village Store/Post Office
- 500sq ft Shop Front & Store
- Conservatory
- Viewing Strictly By Appointment
- Sought after Village Location
- Three Double Bedrooms
- Driveway for Several Vehicles
- Versatile Accommodation
- 15'5 x 13'8 Kitchen/Breakfast Room
- 60ft South Facing Rear Garden

### Hallway

### Kitchen/Breakfast Room

15'5 x 13'8 (4.70m x 4.17m)

### Conservatory

9'9 x 8'0 (2.97m x 2.44m)

### Downstairs Family Bathroom/W.C.

10'8 x 7'0 (3.25m x 2.13m)

### Inner Hall

7'2 x 3'10 (2.18m x 1.17m)

### Study

8'9 x 5'0 (2.67m x 1.52m)

### Side Utility Store

42'0 x 6'0 (12.80m x 1.83m)

### From Hall, door to

### Shop Store Area

12'0 x 8'5 (3.66m x 2.57m)

### Current Shop Front

21'0 x 18'0 plus bays (6.40m x 5.49m plus bays)

### Store Room

8'9 x 6'6 (2.67m x 1.98m)

### First Floor

### Dining/Office Area

12'7 x 11'3 (3.84m x 3.43m)

### Bedroom One

16'3 x 11'0 (4.95m x 3.35m)

### Bedroom Two/Lounge

12'11 x 11'0 (3.94m x 3.35m)

### Bedroom Three

12'0 x 9'4 (3.66m x 2.84m)

### Shower Room

6'0 x 5'0 (1.83m x 1.52m)

### Outside

### Driveway

### Rear Garden

60'0 (18.29m)





# Floor Plan



GROUND FLOOR  
1304 sq.ft. (121.2 sq.m.) approx.

1ST FLOOR  
644 sq.ft. (59.8 sq.m.) approx.

TOTAL FLOOR AREA : 1948 sq.ft. (181.0 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 purchasers. 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) <b>A</b>		
<b>B</b>	(81-91)		
<b>C</b>	(69-80)		
<b>D</b>	(55-68)		
<b>E</b>	(39-54)		
<b>F</b>	(21-38)		
<b>G</b>	(1-20)		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	