



63 Battery Hill, Fairlight, TN35 4AP

A DECEPTIVELY SPACIOUS DETACHED CHALET STYLE HOUSE, OCCUPYING AN ACRE PLOT WITH WOODLAND AND CLOSE TO HASTINGS COUNTRY PARK IN THIS SOUGHT AFTER VILLAGE LOCATION. IT IS NICELY TUCKED AWAY WITHIN MATURE & LANDSCAPED GARDENS WITH A LARGE DUCK POND, WORKSHOP/STUDIO, 18ft GREENHOUSE AS WELL AS A DETACHED DOUBLE GARAGE WITH HOME OFFICE, OFF ROAD PARKING AND SECLUDED SOUTH FACING GROUNDS.

The property boasts three separate reception rooms as well as an attractive garden room/conservatory, a 14'0 x 11'10 kitchen with adjoining boot room/utility porch, a separate utility room and there is also a downstairs cloakroom/w.c adjoining the impressive 33'0 reception hallway. The 19'5 x 12'0 living room has floor to ceiling glass with electric blinds revealing the gardens, a 16'9 x 14'5 sitting room with bow window and feature Inglenook fireplace and there is also a separate dining room. To the first floor there is an impressive master bedroom (26'3 x 16'0) with raised dressing area overlooking the gardens, fitted wardrobes and an en-suite shower room/w.c. In addition, there is a family bathroom/w.c with over bath shower, a further bedroom and a third/occasional bedroom which could be used as a dedicated dressing room.

Outside, there is a detached double garage fronting Battery Hill with parking and a personal door to the rear with balcony and steps down to the 18'9 x 7'10 home office. There are landscaped front gardens with side access leading to the beautiful south facing rear gardens which include a patio and decked area (decked area covers existing outdoor swimming pool), summer house and decorative feature gate leading to a woodland area with seating and an attractive log cabin with solid fuel wood stove/barbeque. Viewing is considered essential to appreciate this wonderfully secluded village home.

Offers in excess of £800,000

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- Detached House
- Village Location
- Outbuildings
- Detached Double Garage
- Three Bedrooms
- One Acre Plot
- Woodland Area
- Three Receptions
- Large Gardens
- Hobbit House

Reception Hallway

33'0 x 9'5 max (10.06m x 2.87m max)

Downstairs Cloakroom

Living Room

19'5 x 12'0 (5.92m x 3.66m)

Kitchen

14'0 x 11'10 max (4.27m x 3.61m max)

Boot Room/Side Porch

11'3 x 5'10 (3.43m x 1.78m)

Utility Room

7'10 x 4'5 (2.39m x 1.35m)

Sitting Room

16'9 x 14'5 (5.11m x 4.39m)

Dining Room

14'6 x 14'0 (4.42m x 4.27m)

Garden/Sun Room

15'0 x 9'7 (4.57m x 2.92m)

First Floor Galleried Landing

13'3 x 6'5 (4.04m x 1.96m)

Bedroom One

26'3 x 16'0 max narrowing to 12'0
(8.00m x 4.88m max narrowing to
3.66m)

En Suite Shower Room

6'10 x 6'10 (2.08m x 2.08m)

Bedroom Two

10'11 x 9'3 (3.33m x 2.82m)

Bedroom Three/Dressing Room

13'10 x 5'4 plus 5'0 window recess
(4.22m x 1.63m plus 1.52m window
recess)

Family Bathroom/W.C

9'8 x 6'0 (2.95m x 1.83m)

Outside

Off Road Parking

Detached Double Garage

19'8 x 19'0 (5.99m x 5.79m)

Home Office/Gym Room

18'9 x 7'10 (5.72m x 2.39m)

Front Garden

Rear Garden





Floor Plan

GROUND FLOOR
1773 sq.ft. (164.7 sq.m.) approx.

1ST FLOOR
922 sq.ft. (85.6 sq.m.) approx.



TOTAL FLOOR AREA : 2695 sq.ft. (250.4 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			
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	79