



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.

Price £780,000

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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

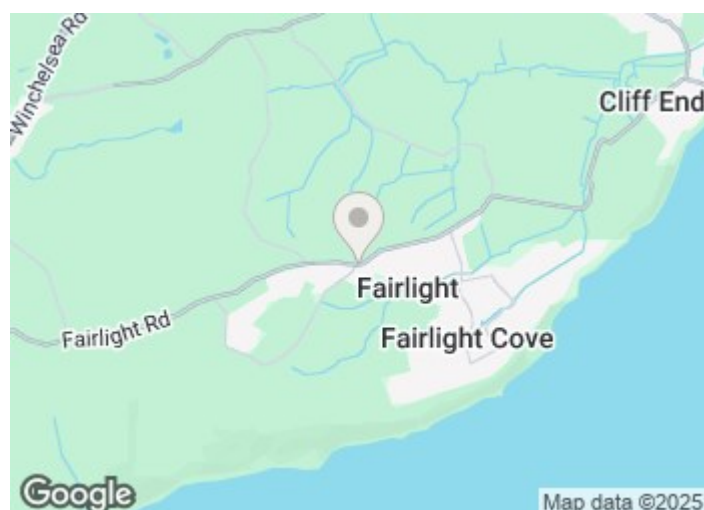
19'8 x 19'0 (5.99m x 5.79m)

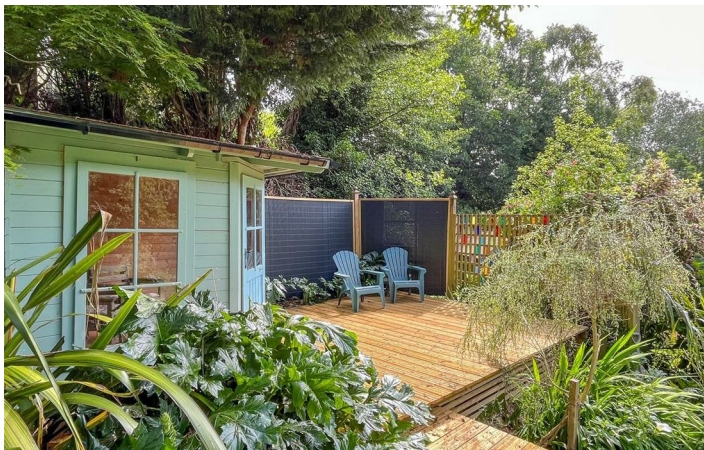
Home Office/Gym Room

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

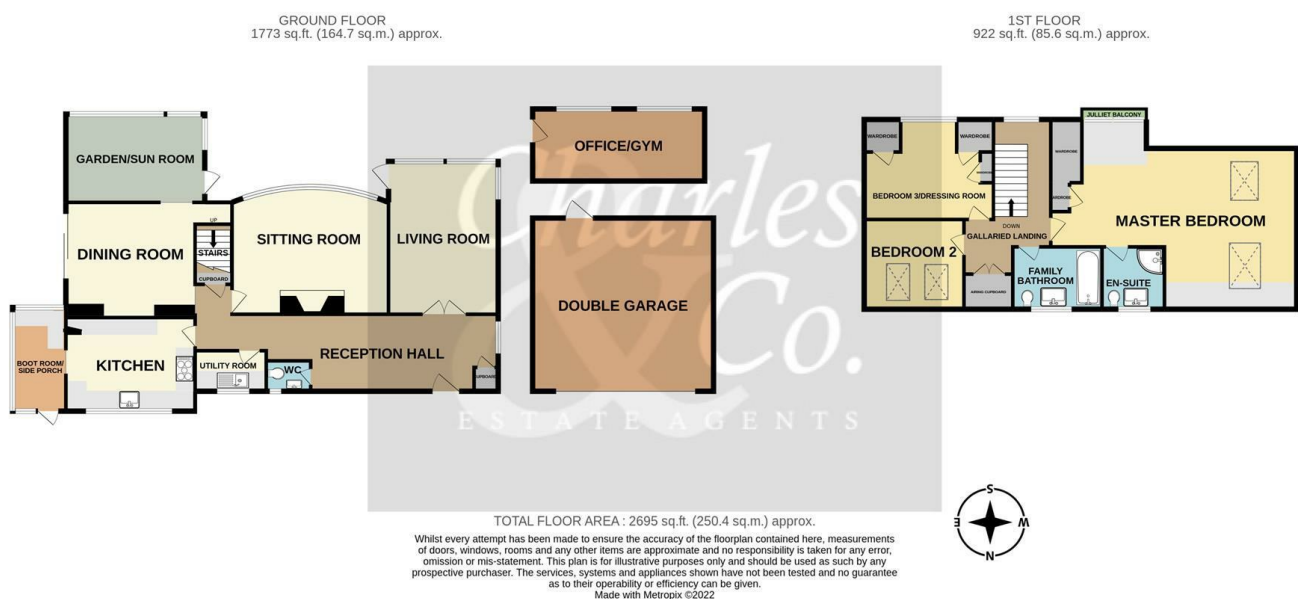
Front Garden

Rear Garden





Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	