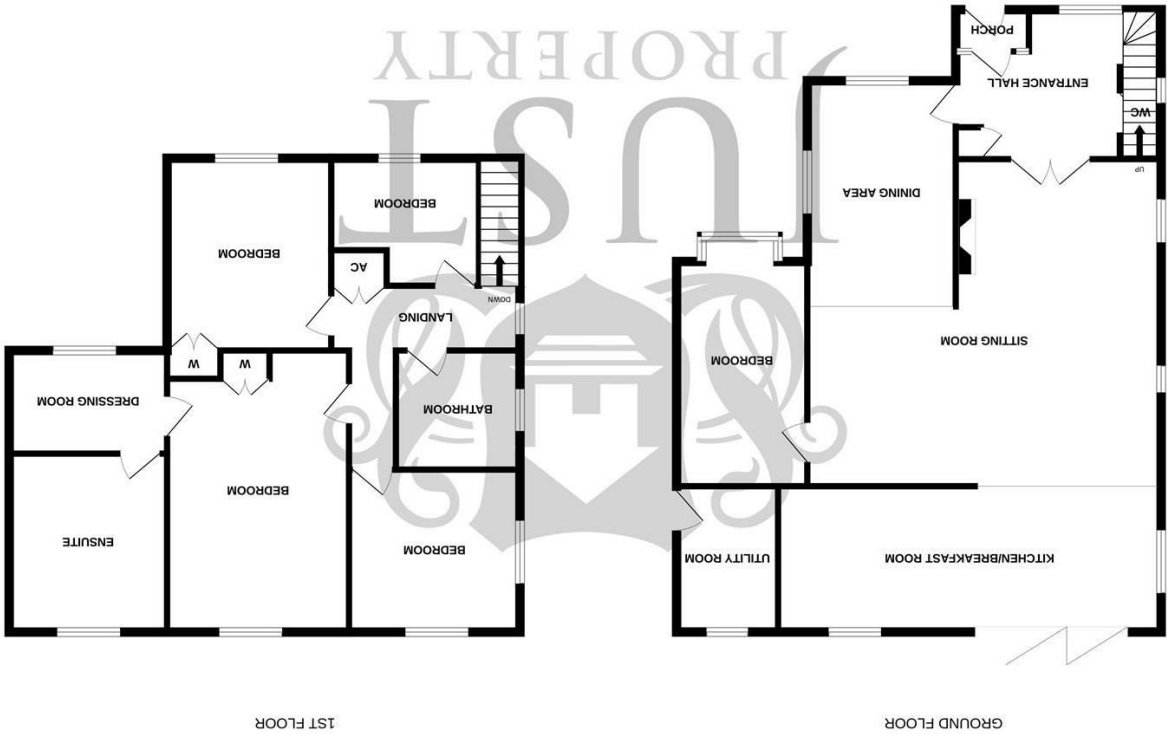




Whilst every attempt has been made to ensure the accuracy of the footprint contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as 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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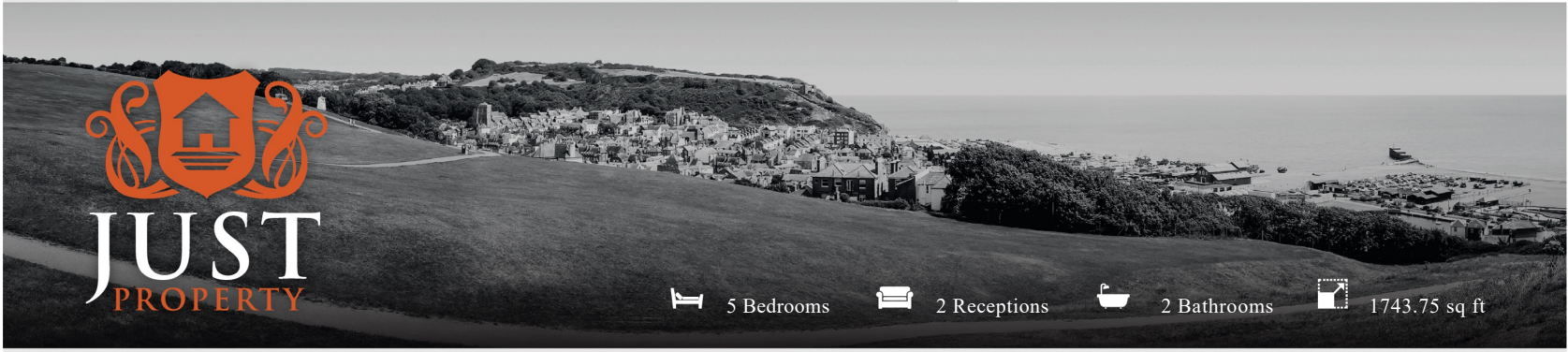
England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Potential
	61	79
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



FLOORPLANS

110 Hastings Road, Battle, TN33 0TQ

www.justproperty.net



5 Bedrooms 2 Receptions 2 Bathrooms 1743.75 sq ft

110 Hastings Road, Battle, TN33 0TQ

Freehold

£825,000

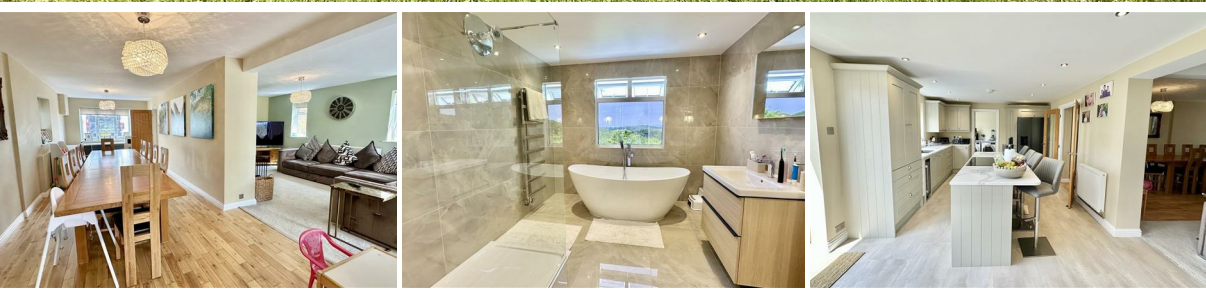









Freehold


£825,000



 5 Bedrooms

 2 Receptions

 2 Bathrooms

 1743.75 sq ft

PROPERTY DETAILS

A stunning and contemporary five-bedroom detached family home, beautifully presented and offering versatile accommodation, located on the edge of the historic and picturesque town of Battle.

Battle offers a charming selection of independent shops, cafés, and highly regarded primary and secondary schools. The property is also ideally placed for commuters, with the train station providing regular services to London and convenient access to Hastings, Bexhill, Eastbourne, and Rye.

This exceptional home has been thoughtfully extended and improved by the current owners to create a stylish and flexible living space. From the spacious entrance hall with ground floor W.C., there is an elegant open-plan living and dining area, flowing through to a stunning fitted kitchen and breakfast room with bi-folding doors opening onto the rear garden. A separate utility room and a ground floor double bedroom add to the flexibility of the layout.

Upstairs, the property features two generously sized double bedrooms, a further single bedroom, a luxury family shower room, and a fabulous principal suite with fitted wardrobes, a dressing room, and a luxurious en-suite bath and shower room – all enjoying beautiful countryside views.

Externally, the home is accessed via electric gates leading to a large private driveway and a detached double garage. The landscaped rear garden includes a patio and entertaining area, lawn with a play space, and a peaceful orchard section, all backing onto open countryside with gated access to nature walks.

Viewing is essential to appreciate the space, style, and setting of this truly special home. Contact the vendor's chosen sole agents, Just Property.

ROOM DIMENSIONS

FEATURES



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.