



**Lillybank Crescent, Battle TN33 0FY**

**welcome to**

## **Lillybank Crescent, Battle**

\*\*\*Showhome open Friday to Monday's 10:30-16:30\*\*\*

Plot 42, The Warnham is a semi-detached four bedroom property finished to a spectacular high standard by award winning Elivia Homes. The accommodation is arranged over three floors with the ground floor comprising of kitchen/dining area, utility room and cloakroom. First floor boasts living room, two double bedrooms, en suite and family bathroom. Second floor has a further two bedrooms with en suite to master bedroom, externally the property offers a generous sized car port, driveway and front and rear gardens. Lillybank was formerly a paddock located next to riding stables. The development slopes away from the main road with stunning views across the High Weald. Consisting of 50 dwellings ranging from two to five bedrooms the development is in a beautiful setting surrounded by countryside and is within walking distance of Battle town centre.



## Kitchen/Dinning Room

20' 9" x 11' 1" ( 6.32m x 3.38m )

This handleless kitchen has a comprehensive range of wall and floor cabinets with laminate worktop and splash back.

Integrated appliances to include a four-ring induction hob, extractor, double oven with grill, fridge/freezer and dishwasher.

Utility is provided with a laminate work surface, space for freestanding washing machine and condenser dryer.

## Cloakroom

## Utility Room

## Car Port

## First Floor Landing

## Living Room

14' 10" max x 13' 7" max ( 4.52m max x 4.14m max )

## Bathroom

## Bedroom Two

13' 9" x 8' 11" ( 4.19m x 2.72m )

## En Suite

## Bedroom Three

9' 8" x 7' 7" ( 2.95m x 2.31m )

## Second Floor Landing

## Bedroom One

14' 1" max x 10' 9" max ( 4.29m max x 3.28m max )

## En Suite

## Bedroom Four

12' 9" max x 11' max ( 3.89m max x 3.35m max )

## Central Heating And Hot Water

Provided with an efficient gas-fired central heating system, radiators with thermostatic controls provided in conjunction with a pressurised hot water cylinder.

## Finishing Touches

Vertical five panel moulded internal doors with chrome fittings finished in a white gloss with half glazed doors to the Kitchen/dining room and living room.

French doors provided to the rear of the living room.

White painted softwood staircase with oak handrail.

Sliding wardrobe doors with shelf and hanging space in bedroom one.

All internal joinery will consist of attractive skirting's and architrave's finished in a white gloss.

Karndean flooring fitted to the kitchen/dining room, utility, cloakroom, hallway and en suites.



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## Bathroom, En Suite & Cloakroom

Contemporary white suites with chrome fittings.

Cabinetry to cloakroom and bathroom.

Heated white towel rail provided to the bathroom and en suites.

Mirror and shaver socket provided to the bathroom and en suites.

Ceramic wall tiles to the bathroom, en suites and cloakroom.

## Electrical And Multimedia

White switch plates and sockets throughout.

Double socket with USB inserts included in kitchen area, each side of bed position in bedroom one and one in each other bedroom.

Recessed down lights or pendant lighting to all rooms.

TV and BT points are provided to selected rooms with a provision for Sky Q (box, dish and subscription not included).

- CAT6 cabling from master BT point (under stairs cupboard) to TV position in the living room and bedroom 1 to allow for hard wired Internet access to these locations only. Other locations to rely on wireless Internet access (subscription not included).

Provision for future car charging station with a termination point or blanking plate within car port (charging unit to be installed by the occupier if and when required). Power provided to loft area.



Ground Floor



First Floor



Second Floor

Total floor area 156.4 sq.m. (1,683 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

## Lillybank Crescent, Battle

- \*New Semi-detached Home\*
- Four Bedrooms
- Modern Fitted Kitchen with Integrated Appliances
- Utility/ Cloakroom
- Family bathroom & Two En Suites
- Driveway with Carport
- Turfed Rear Garden
- 10 Year Premier warranty

Tenure: Freehold EPC Rating: B

# £520,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HAS121563 - 0002

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