





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 arrange 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. Lilly bank was formally 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 Rattle town centre.













Kitchen/Dinning Room

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

This handless 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, bathroom and en suites.

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.



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.



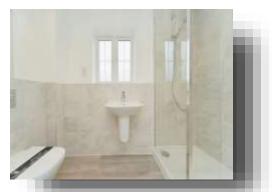
welcome to

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









postcode not the actual property

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Property Ref: HAS121563 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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