



ESTATE AGENTS

**Stonelynk Cottage, 6, Battery Hill, Hastings, TN35 4AP**

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**Price £699,950**

A RARE OPPORTUNITY has arisen to acquire this BEAUTIFULLY TUCKED AWAY FOUR BEDROOMED DETACHED THATCHED COTTAGE with BEAUTIFULLY PRESENTED MATURE GARDENS backing onto open fields. Located in the highly sought-after and semi-rural village of Fairlight, within close proximity to the seafront and within reach of Hastings town centre.

Approximately 500 YEARS OLD, this BEAUTIFUL QUIANT COTTAGE retains a WEALTH OF CHARACTER FEATURES throughout and offers spacious accommodation over two floors comprising an entrance hallway, lounge with FEATURE LOG BURNER, separate SITTING/ DINING ROOM, kitchen, downstairs bedroom with EN-SUITE plus conservatory and wc, and to the first floor there are THREE BEDROOMS and a family bathroom. Externally the property occupies a GOOD SIZED PLOT with SECLUDED GARDENS backing onto open fields, a DETACHED WORKSHOP/ STUDIO with power and water, and OFF ROAD PARKING for multiple vehicles to the front.

The property is located at the end of a private lane off of the main road and viewing is considered essential for those looking for a rarely available quaint cottage near the sea.

#### **PRIVATE FRONT DOOR**

Leading to;

#### **SPECIOUS ENTRANCE HALLWAY**

Brick floor, stairs rising to first floor accommodation, under stairs storage cupboard, stable door leading to garden, radiator, further storage cupboards, door to;

#### **KITCHEN**

10'9 x 8'9 (3.28m x 2.67m)

Comprising a range of eye and base level units with worksurfaces over, space for Aga range cooker, space and plumbing for dishwasher, stainless steel inset sink with mixer tap, double glazed window to side and rear aspects enjoying a pleasant outlook over the garden, return door to hallway, door to;

#### **SITTING/ DINING ROOM**

17'10 x 10'11 (5.44m x 3.33m)

Brick floor, exposed brick wall and chimney breast with gas burner, radiator, storage cupboards built into recess, double glazed windows to front and rear aspects enjoying a pleasant outlook over the garden to the rear, double doors to;

#### **LOUNGE**

19'9 x 11'3 (6.02m x 3.43m)

Triple aspect with double glazed windows to front, side and rear aspects, exposed brick chimney breast with feature log burner, radiator, door to;

#### **BEDROOM**

17'11 x 9'9 (5.46m x 2.97m)

Two double glazed windows to rear aspect, two radiators, double doors to conservatory and door to;

#### **EN-SUITE SHOWER ROOM**

Wash hand basin with tiled splashback, wc, shower, port hole window to side aspect.

#### **CONSERVATORY**

11'7 x 17'7 max (3.53m x 5.36m max )

Double glazed windows to front and both side aspects, double doors to front aspect.

#### **WC**

Wash hand basin, wc, window to side aspect, wall mounted gas fired boiler, storage cupboard housing fridge freezer, space and plumbing for washing machine and space for tumble dryer.

#### **FIRST FLOOR LANDING**

Storage cupboards, window to side aspect.

#### **BEDROOM**

10'11 x 8'11 (3.33m x 2.72m)

Window to front aspect, radiator.

#### **BEDROOM**

12'6 x 11'4 (3.81m x 3.45m)

Window to side aspect enjoying pleasant views over countryside towards the sea, built in wardrobes, radiator.

#### **BEDROOM**

11'7 x 8' (3.53m x 2.44m)

Window to front aspect, radiator.

#### **BATHROOM**

Panelled bath with mixer tap and shower attachment, wc, wash hand basin, airing cupboard, window to rear aspect enjoying a pleasant outlook.

#### **REAR GARDEN**

A particular feature of the property being private and secluded and backing onto open fields, mainly laid to lawn and featuring a range of mature shrubs, plants and trees. Patio area ideal for seating and entertaining, storage sheds and door to;

#### **STUDIO/ WORKSHOP**

15'1 x 8'1 (4.60m x 2.46m)

Brick built with power and water plus wc, windows to front, side and rear aspects.

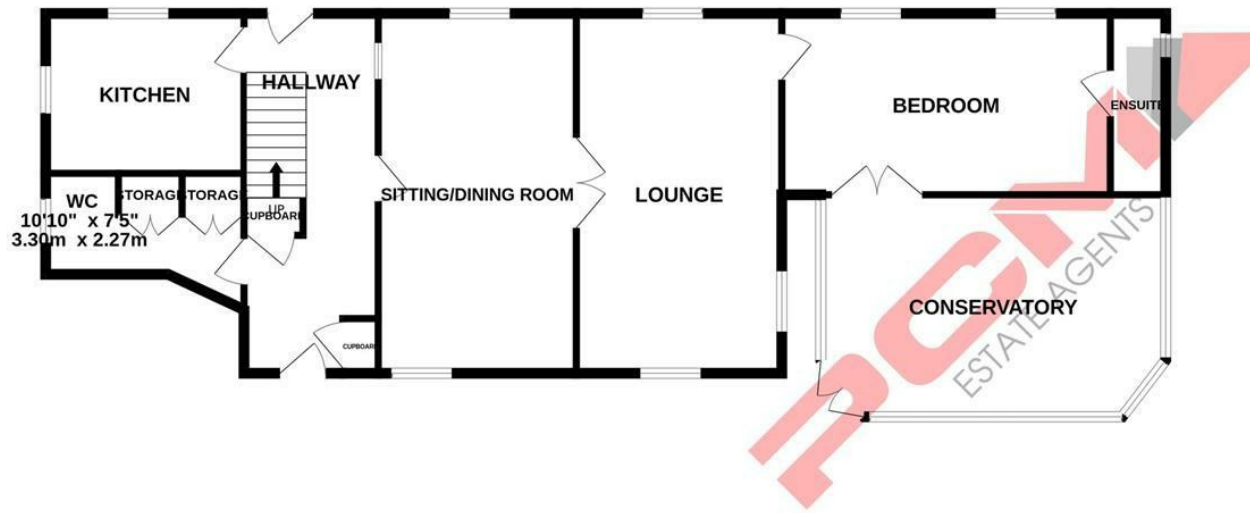
#### **OUTSIDE - FRONT**

Double driveway providing off road parking for multiple vehicles, featuring a range of mature shrubs plants and trees.

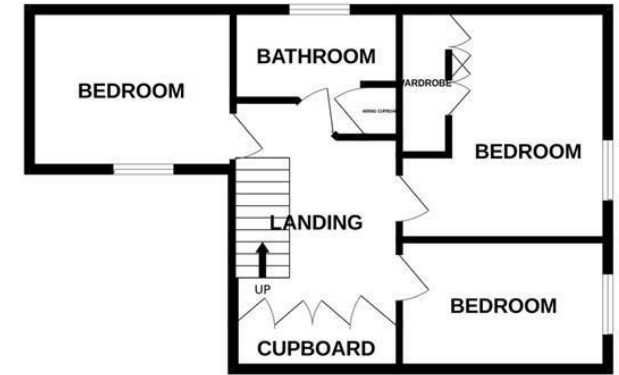
Council Tax Band: E



GROUND FLOOR



1ST FLOOR



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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PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	