



ESTATE AGENTS

Linton Cottage 75, Battery Hill, Hastings, TN35 4AL

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Offers In The Region Of £700,000

Positioned in an enviable location on the outskirts of Fairlight, this exceptional **DETACHED FAMILY HOME** offers **STUNNING VIEWS** that stretch across the Fire Hills and out to sea. On clear days, these vistas extend as far as Dungeness and even France, providing a truly unique backdrop to everyday living.

This **INDIVIDUALLY DESIGNED** and **BEAUTIFULLY PRESENTED** residence is perfectly proportioned, with thoughtfully arranged spaces that balance comfort and modern style. From the moment you step into the welcoming entrance porch, the sense of **LIGHT AND SPACE** is evident.

The entrance hall leads to an **IMPRESSIVE OPEN PLAN KITCHEN-DINING-FAMILY ROOM** – the heart of the home, with windows on every elevation, this room is flooded with **NATURAL LIGHT**, creating a warm and inviting atmosphere. The **WELL-EQUIPPED KITCHEN** is perfect for hosting, and the generous dining and seating areas make it ideal for both relaxed family time and entertaining. The **BI-FOLDING DOORS** here are a standout feature, opening seamlessly onto the garden and showcasing the **BREATHTAKING VIEWS**. A separate spacious **LIVING ROOM** provides a **COSY RETREAT**, also benefitting from bi-folding doors that connect effortlessly to the outdoor space. The ground floor is completed by a practical **UTILITY ROOM** and a **CONTEMPORARY SHOWER ROOM**, adding convenience and functionality to this elegant home.

Upstairs, the accommodation continues to impress. The **MASTER BEDROOM** is a peaceful sanctuary, complete with its own **PRIVATE SUN TERRACE**, offering the perfect spot to take in the expansive views. **TWO FURTHER DOUBLE BEDROOMS** are equally well-proportioned, one enjoying **VIEWS TOWARD THE SEA** and the other featuring **COUNTRYSIDE VISTAS** from the front, along with its own balcony. The family bathroom combines luxury and practicality, featuring both a bath and a separate shower, making it ideal for unwinding at the end of the day.

The property sits on a **GENEROUS PLOT**, with a thoughtfully **LANDSCAPED REAR GARDEN** designed to complement its surroundings. Terraced levels provide several seating areas, ideal for relaxing or entertaining while enjoying the far-reaching views. A lush lawn and useful outbuildings add to the charm and practicality of the outdoor space. To the front, a well-maintained garden

and **AMPLE PARKING** for multiple vehicles complete the picture.

Situated within easy reach of Hastings and Fairlight, the property enjoys access to excellent schools, local amenities, and the stunning Hastings Country Park, with its scenic walks and open spaces. This home offers a rare combination of modern living and an enviable setting, perfect for those seeking a balance between accessibility and tranquillity.

With its beautifully designed interiors, versatile spaces, and **SPECTACULAR VIEWS**, this home is an exceptional offering. Arrange your viewing today to fully appreciate all it has to offer.

PRIVATE COMPOSITE FRONT DOOR

Leading to:

PORCH

Tiled flooring, ample space for storing coats and shoes, further wooden partially glazed door opening to:

ENTRANCE HALL

Stairs rising to upper floor accommodation, tile effect laminate flooring, radiator, under stairs storage cupboard, telephone point, double glazed window to front aspect, Velux window, door opening to:

OPEN PLAN KITCHEN-DINING-FAMILY ROOM

34'2 x 9'9 narrowing to 9'7 (10.41m x 2.97m narrowing to 2.92m)
Impressive triple aspect room with double glazed window to front, double glazed window to side and double glazed bi-folding doors to rear aspect allowing for a pleasant outlook over the lovely landscaped garden with far reaching coastal views beyond and picturesque views of the sea. There are two double radiators, combination of spotlights and pendant hanging lighting. The kitchen area is fitted with a matching range of eye and base level cupboards and drawers fitted with soft close hinges and having stone countertops with matching upstands over, five ring gas hob with cooker hood over, waist level oven and separate grill, sunken double bowl sink unit with mixer tap and moulded drainer into the stone countertop, tile effect laminate flooring, carpet in the dining area, space for tall fridge freezer, under cupboard lighting, ample storage, breakfast bar seating area, archway to:

LIVING ROOM

20' x 12' (6.10m x 3.66m)

Two double radiators, fireplace, television point, door to side aspect leading to the utility, double glazed window to side and double glazed bi-folding doors to rear allowing for pleasant views over the garden and far reaching coastal views beyond including lovely views of the sea.

UTILITY

8'2 x 6'1 (2.49m x 1.85m)

Wall mounted boiler, fitted wall and base level cupboards with worktop over, inset drainer-sink unit with mixer tap, space and plumbing for washing machine and tumble dryer, wood effect laminate flooring, down lights, double glazed window to front aspect, door to:

DOWNSTAIRS SHOWER ROOM

Walk in corner shower enclosure with chrome shower fixing, waterfall style shower head and further hand-held shower attachment, concealed cistern dual flush low level wc incorporating a vanity enclosed wash hand basin with further chrome mixer tap, ladder style heated towel rail, tile effect laminate flooring, double glazed window and door to rear aspect.

FIRST FLOOR LANDING

Loft hatch providing access to loft space, access to:

BEDROOM ONE

12'6 x 12'6 (3.81m x 3.81m)

Radiator, down lights, dual aspect room with double glazed window to side, double glazed window and French doors opening to rear onto a sun terrace, combination of metal and glass balustrade, ample space for table & chairs, views over the garden and outstanding far reaching views over the coast and out to sea as far as France on a clear day.

BEDROOM TWO

11'10 x 10'5 (3.61m x 3.18m)

Down lights, radiator, double glazed window to rear aspect with lovely views extending over the garden and far reaching views beyond to the sea and towards France.

BEDROOM THREE

10'7 x 8'9 (3.23m x 2.67m)

Down lights, radiator, double aspect room with double glazed window to side and double glazed French doors opening to the front aspect leading to a balcony with metal balustrade and ample space for bistro style table and chairs, with lovely views of the sea, towards Dungeness and views of neighbouring countryside.

BATHROOM

17'4 x 10'8 (5.28m x 3.25m)

Contemporary bathtub with chrome mixer tap and shower attachment, large walk in shower with rain style shower head and hand-held shower attachment, concealed cistern dual flush low level wc, wall mounted vanity enclosed wash hand basin with tiled splashbacks and chrome mixer tap, wall mounted vanity unit, tile effect laminate flooring, ladder style heated towel rail, additional radiator, extractor fan for ventilation, down lights, storage cupboard with radiator and shelving, double aspect room with double glazed window to side and front aspects.

REAR GARDEN

Beautifully landscaped and sympathetically terraced with a stone patio, stairs descend to a further patio seating area ideal for entertaining with lovely sea views and views out to France on a clear day. There is a section of lawn, a number of small trees, fenced boundaries and views of the sea can be enjoyed from all areas. There are two outbuildings, side access, outside power points and water tap.

OUTSIDE - FRONT

Driveway providing off road parking for multiple vehicles in tandem, electric point, outside lighting, section of lawn, planted areas.

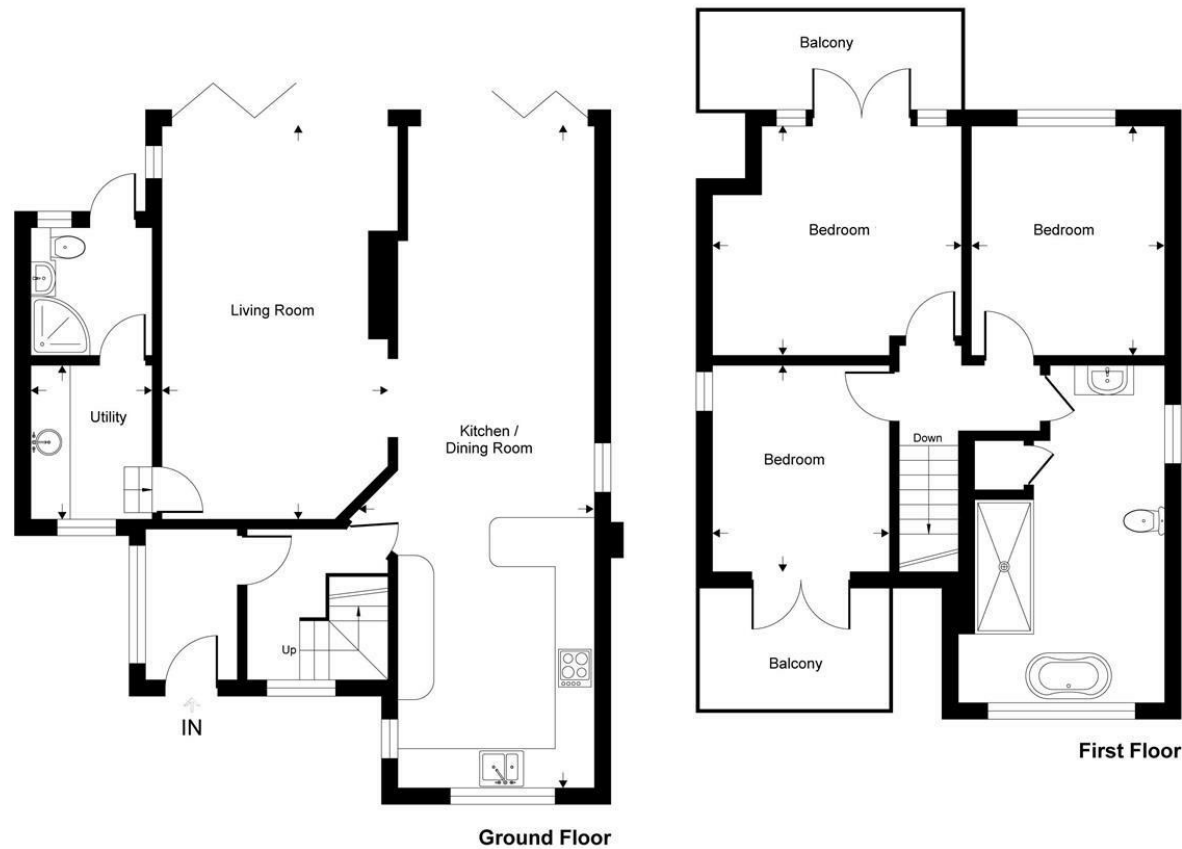






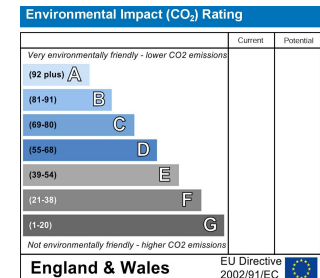
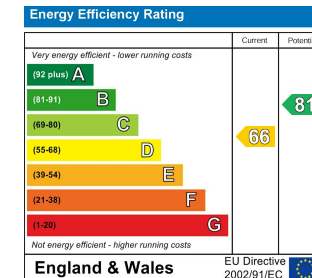
Battery Hill, TN35

Approximate Gross Internal Area = 126.6 sq m / 1363 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

Copyright Casaphoto Ltd. 2024 - Produced for Pcm



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.