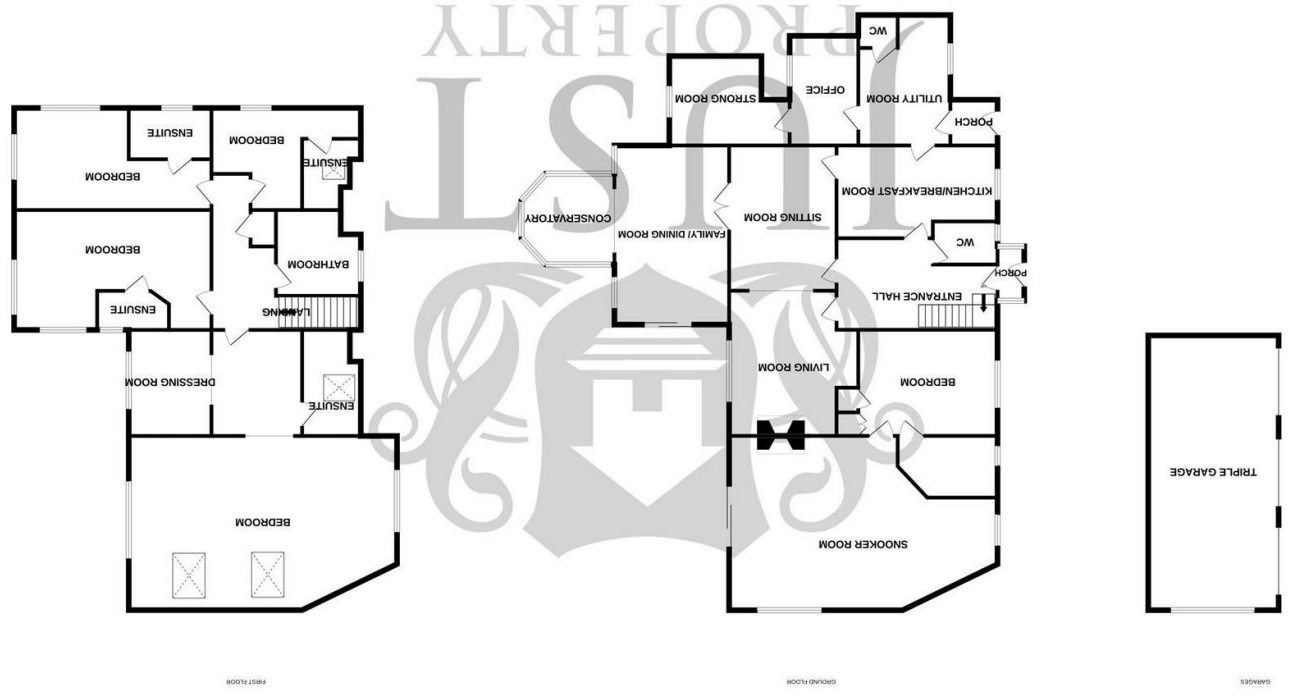


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	Potential



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. The 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 operation or efficiency can be given. Made with Metropix ©2024



White Cottage 33 Battery Hill, Fairlight, TN35 4AP

# FLOORPLANS

www.justproperty.net



5 Bedrooms 5 Receptions 6 Bathrooms 3864.24 sq ft

Freehold

# £900,000

## White Cottage 33 Battery Hill, Fairlight, TN35 4AP







5 Bedrooms 5 Receptions 6 Bathrooms 3864.24 sq ft

## PROPERTY DETAILS

A well presented five bedroom, five reception room detached house set back from Battery Hill, occupying a plot of approximately 0.6 of an acre, enjoying countryside and sea views over Fairlight. The property is situated close to the village store/Post Office as well as local countryside & coastal walks, as well as Hastings Country Park. The property was built in the late 1950's and has remained in the same family ever since.

Having been a successful Bed & Breakfast for many years, the property would now suit a large family or dual occupation with the versatility of annexe accommodation. The property provides accommodation to include a living room with wood burning stove, an adjoining sitting room with feature open fireplace, a family/dining room with an adjoining conservatory overlooking the gardens, a fitted kitchen/breakfast room with built-in appliances, a separate utility room, a downstairs cloakroom, an office and an adjoining strong room.

There is also a downstairs bedroom with an en-suite, which adjoins the 28'2 x 18'6 billiard room (this could be used as annexe accommodation) and to the first floor there are 4 further bedrooms with a 28'0 x 17'6 master bedroom with an adjoining dressing room & en-suite shower room. There is also a driveway providing parking for several vehicles, a detached double garage with added wood store on the side and a 28'0 x 18'6 cellar. The gardens are a particular feature and enjoy a southerly aspect.

The property provides deceptive accommodation and viewing is considered essential to appreciate the size and flexibility of use of the accommodation throughout. Viewing is strictly by appointment via the vendors choice of Sole Agents, Just Property.

W3W location - ///chip.alert.childcare



## ROOM DIMENSIONS

Entrance Hall

Downstairs Cloakroom

Living Room  
17'0" x 12'0" (5.18 x 3.66)

Sitting Room  
17'6" x 12'0" (5.33 x 3.66)

Family/Dining Room  
20'10" x 12'0" (6.35 x 3.66)

Conservatory  
9'10" x 9'6" (3.00 x 2.90)

Kitchen/Breakfast Room  
15'6" x 11'0" (4.72 x 3.35)

Utility Room  
17'0" x 9'6" (5.18 x 2.90)

Office & Strong Room  
13'6" x 9'10" (4.11 x 3.00)

Snooker Room  
28'2" x 18'6" (8.59 x 5.64)

Bedroom  
13'10" x 12'0" (4.22 x 3.66)

En-suite Shower Room

Master Bedroom  
28'0" x 17'6" (8.53 x 5.33)

En-suite & Dressing Room

Bedroom  
11'6" x 10'4" (3.51 x 3.15)

En-suite Shower Room.

Bedroom  
11'6" x 10'0" (3.51 x 3.05)

En-suite Shower Room..

Bedroom  
13'6" x 11'0" (4.11 x 3.35)

En-suite Shower Room

Family Bathroom

Cellar  
28'0" x 18'6" (8.53 x 5.64)

Triple Garage Block  
29'0" x 13'10" (8.84 x 4.22)

## FEATURES

- Detached House
- Five Bedrooms
- Five Reception Rooms
- Snooker Room
- Large Gardens
- Triple Garage Block
- Ample Parking
- Far Reaching Views
- Large Mature Gardens
- Sought After Location

