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FLOORPLANS

3 Loose Farm Cottages Hastings Road, Battle, TN33 0TG



4 Bedrooms 2 Receptions 2 Bathrooms 2098.96 sq ft

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Freehold

£635,000







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PROPERTY DETAILS

Welcome to this charming property located on Hastings Road in Battle! This delightful semi detached cottage offers a generous 2,099 sq ft of living space, perfect for comfortable living.

Upon entering, you are greeted by two inviting reception rooms, ideal for entertaining guests or simply relaxing with your loved ones. With three/ four bedrooms and two bathrooms, there is ample space for the whole family to enjoy. One of the stand out features of the property is the possibility of having ground floor living accommodation in the additional reception room as it is located next to the downstairs bathroom.

Situated in a sought-after location, this property provides the perfect blend of tranquillity and convenience. Tucked away in a quiet spot, you can enjoy peace and privacy while still being close to local amenities and villages, including Hastings, Bexhill and Battle, all of which have an array of shopping facilities and mainline railway services.

One of the highlights of this property is outside spacing, having lovely landscaped gardens, multiple outbuildings/ sheds, and the approximately 1 acre of paddock and orchard totalling approx. a 1.5 acre plot overall, offering plenty of outdoor space for recreational activities or even the potential for a small holding.

Further benefits of this hugely impressive property include, 12 solar panels, gas fired central heating, double glazing throughout, ample off road parking for multiple vehicles, beautifully presented interiors and viewing comes highly recommended by the vendors choice of sole agents, Just Property.

ROOM DIMENSIONS

Front Door	Bedroom
Entrance Hall	15'3" x 13'8" (4.67m x 4.17m)
Living Room	Bedroom
15'8" x 14'11" (4.8m x 4.57m)	16'11" x 9'8" (5.18m x 2.97m)
Kitchen Breakfast Room	Bedroom
12'0" x 9'9" (3.68m x 2.99m)	bedroom 9'10" (bedroom 3)
Conservatory	Bathroom
15'11" x 12'2" (4.86m x 3.71m)	9'10" x 5'2" (3m x 1.59m)
Reception Room/ Downstairs Bedroom	Front Garden
16'2" x 10'9" (4.93m x 3.28m)	Rear Gardens
Bathroom	Off Road Parking for several Vehicles
11'0" x 6'11" (3.37m x 2.12m)	Paddock to the rear of the garden
Inner Hallway with Stairs leading to First Floor	
First Floor Landing	
Reception Landing	
10'2" x 6'3" (3.11m x 1.92m)	

FEATURES

- Semi Detached Cottage
- Three/ Four Bedrooms
- Kitchen Breakfast Room
- Conservatory/ Sunroom
- Level Gardens
- Paddock & Orchard to the rear of the Gardens (approx 1 acre)
- Off Road Parking for Multiple Vehicles
- Potential for downstairs Living
- Character Features
- Newly Fitted gas Fired Boiler & 12 Solar Panels



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.