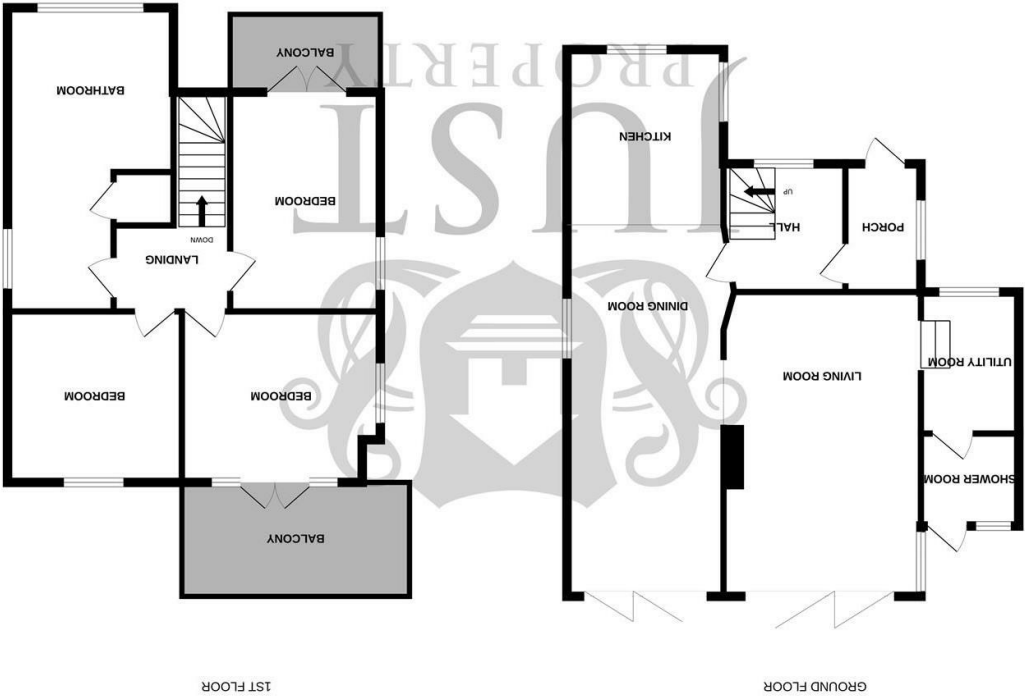




England & Wales		EU Directive 2002/91/EC		
Energy Efficiency Rating	Not energy efficient - higher running costs			
	G	(1-20)		
	F	(21-38)		
	E	(39-54)		
	D	(55-68)		
	C	(69-80)		
	B	(81-91)		
	A	(92 plus)		
	Very energy efficient - lower running costs			
	Current	Potential		



While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances have not been tested and no guarantee as to their operability or efficiency can be given.

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

FLOORPLANS

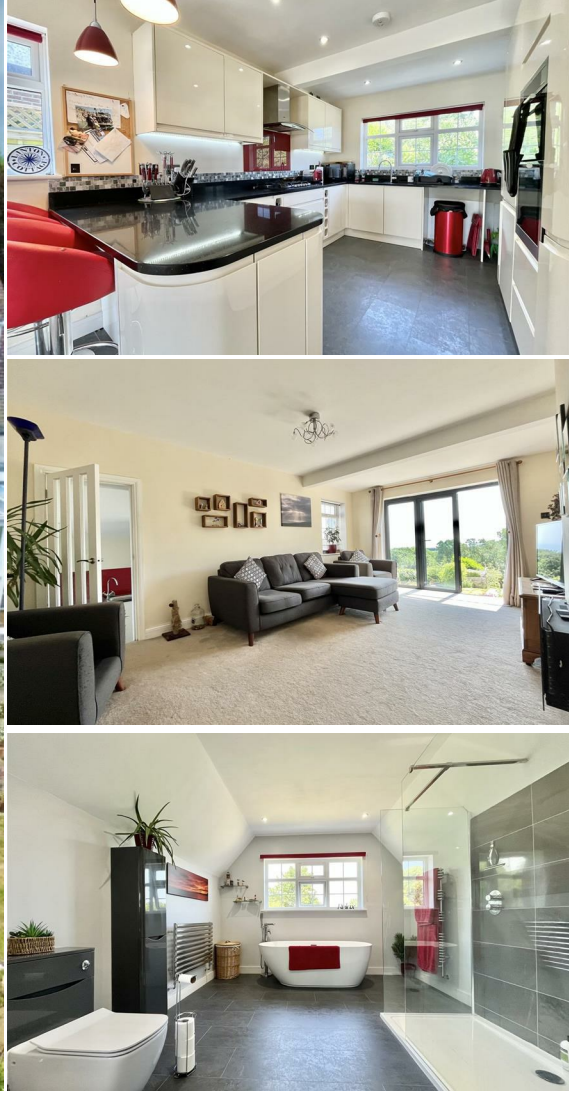


3 Bedrooms 2 Receptions 2 Bathrooms 1291.67 sq ft

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

Freehold

£650,000







Freehold

£650,000



ROOM DIMENSIONS

Front Door	Bedroom
Porch	17'3" x 10'7" (5.28m x 3.25m)
Entrance Hall	Rear Garden
Open Plan Kitchen-Dining-Family Room	
34'2 x 9'9 (10.41m x 2.97m)	
Living Room	
20'0" x 12'0" (6.10m x 3.66m)	
Utility	
8'2" x 6'0" (2.49m x 1.85m)	
Downstairs Shower Room	
First Floor Landing	
Bedroom	
12'5" x 12'5" (3.81m x 3.81m)	
Bedroom	
11'10" x 10'5" (3.61m x 3.18m)	

PROPERTY DETAILS

Beautifully Designed Detached Home with Exceptional Sea Views.

Enjoying an elevated position on the outskirts of Fairlight, this stunning detached family home boasts panoramic views across the Fire Hills, extending to Dungeness and, on clear days, even France.

Individually designed and finished to a high standard, the property offers a superb blend of style, space, and natural light. The entrance porch opens to a bright hallway, leading to an impressive open-plan kitchen, dining, and family area. With windows on all sides and bi-folding doors opening onto the garden, this space is perfect for entertaining or relaxing while enjoying the uninterrupted views.

A separate living room provides a cosy retreat, also with bi-folding doors and garden access. The ground floor also features a stylish shower room and a well-equipped utility room.

Upstairs, the main bedroom includes a private terrace, ideal for taking in the coastal scenery. Two further double bedrooms enjoy their own standout views - one with a balcony and countryside aspect, the other with sea views. A contemporary family bathroom with both bath and separate shower completes the upper floor.

Outside, the landscaped rear garden is arranged over terraced levels, offering multiple seating areas to enjoy the outlook. A lawn and outbuildings add further versatility, while the front garden and driveway offer ample parking.

Located within easy reach of Hastings, local schools, and the beautiful Hastings Country Park, this exceptional home combines modern living with a peaceful, scenic setting.

Viewing is highly recommended to fully appreciate this unique opportunity.

FEATURES

- Open Plan Kitchen-Dining-Family Room
- Detached Family Home
- Downstairs Shower Room
- Individually Designed and Beautifully Presented
- Ample Off Road Parking
- Landscaped Rear Garden
- Three Bedrooms
- Breathtaking Views
- Sun Terrace and Balcony
- Utility Room



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.