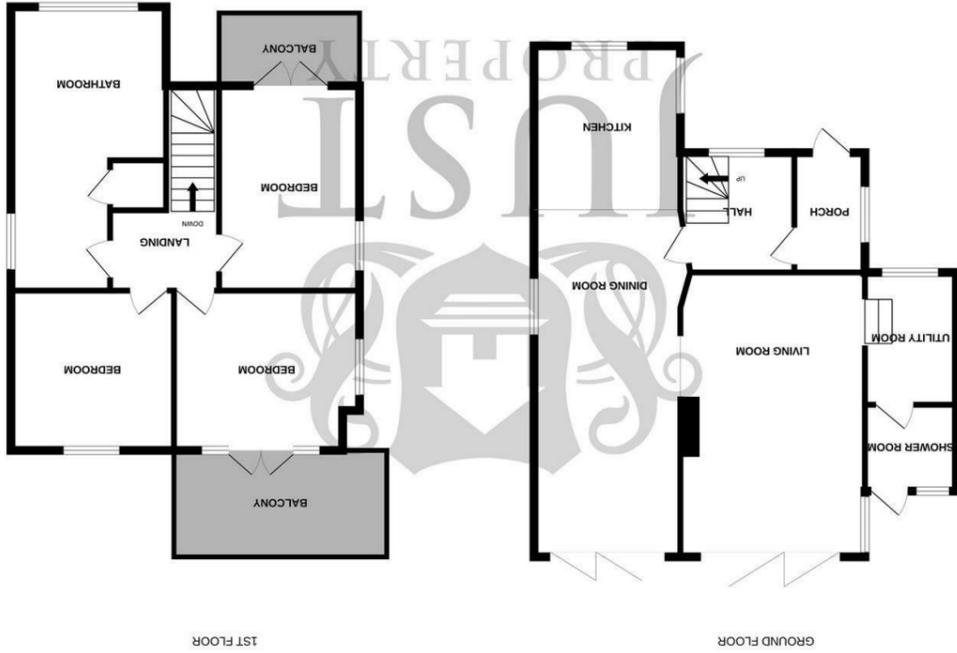


While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or misstatement. The floorplans are for guidance only and should not be used as such for any purpose other than that intended. The floorplans are not to be used as a contract or a warranty. As to their accuracy or efficiency can be given. Made with Mapbox, 2022.



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	66
Potential	87



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

FLOORPLANS



3 Bedrooms 2 Receptions 2 Bathrooms 1291.67 sq ft

Freehold

£625,000

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





3 Bedrooms 2 Receptions 2 Bathrooms 1291.67 sq ft

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.



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) | |

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

