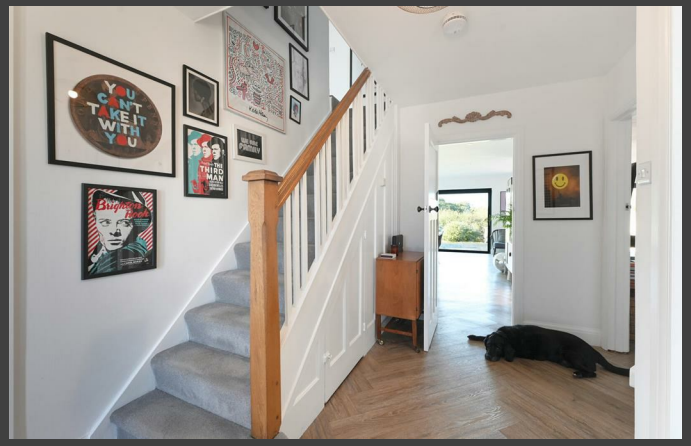
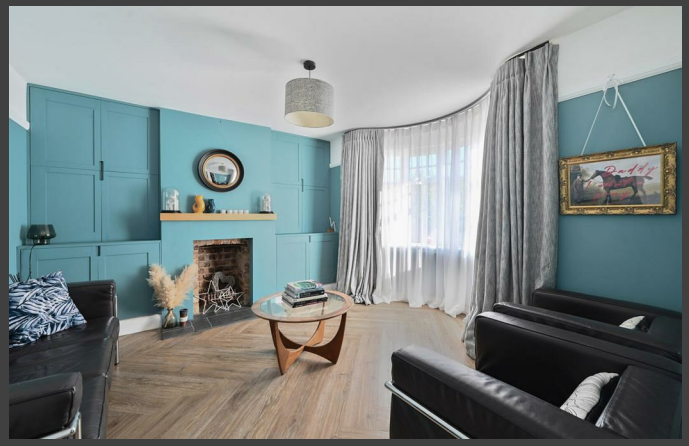
PHILLIPS & STUBBS



coastal + COUNTRY







Situated on the periphery of the historic town of Battle, the property is conveniently located for the High Street, with its appealing selection of independent shops, traditional pubs and everyday amenities. Battle mainline station is nearby which provides connections to London, while the property also falls within the catchment area for Claverham Community College on the other side of the town. There are bus stops close by on the Hastings Road.

Ground Floor
A recessed entrance leads into a hall and to an open plan kitchen, dining and living area which spans the rear of the building with feature glazed sliding and patio doors framing an attractive outlook over the gardens and when open, creating a sense of indoor/outdoor living. The fitted kitchen with its range of integrated appliances is in a contemporary style with central island unit and a separate utility room, larder and downstairs cloakroom. There is a second reception room with fireplace and bespoke storage units and third reception/ground floor bedroom/home office with ensuite shower room.

First Floor
The first floor houses five well proportioned bedrooms together with a family bathroom (bathtub and separate shower) and an additional shower room.

Outside
A full width decked area adjoins the rear of the house providing an attractive space for al-fresco dining. There is a large expanse of lawn, raised vegetable beds, timber garden stores, gravel area and pergolas/further seating/relaxation areas. This area of garden extends some 115' with far reaching views. To the front of the house is a large driveway providing ample parking/turning space.

Further information
Local Authority: Rother District Council.
Council Tax Band E. Mains electricity, water and drainage. Gas Heating System.
Predicted mobile phone coverage: EE, Vodafone, Three and 02
Broadband speed: Superfast 46 Mbps available.
Source Ofcom River and Sea Flood risk summary: Very low risk. Source GOV.UK

Offers In Excess Of £825,000 Freehold

Fairway, 120 Hastings Road, Battle, East Sussex, TN33 0TQ







An extended and much improved 1930s detached house conveniently situated on the periphery of this historic town affording versatile, well presented and generous family accommodation, a 115' rear garden and ample off road parking.

• A substantial detached family home • 3 reception rooms • 5 bedrooms • 3 bathrooms • Large rear garden with raised vegetable beds, seating area and timber stores • Gas heating • Ample off road parking • Conveniently located for the Town, Station & Claverham Community College



Directions: Proceed south out of Battle on A2100 Hastings Road. Fairway, number 120 will be seen on the right after approximately 1.6km from the mini roundabout/station approach.

EPC: C
Local Authority: Rother District Council
Council Tax Band: E

Hastings Road

Approximate Gross Internal Area = 222.6 sq m / 2397 sq ft
Approximate Outbuildings Internal Area = 23.7 sq m / 256 sq ft
Approximate Total Internal Area = 246.3 sq m / 2653 sq ft



Ground Floor **First Floor**

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.
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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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