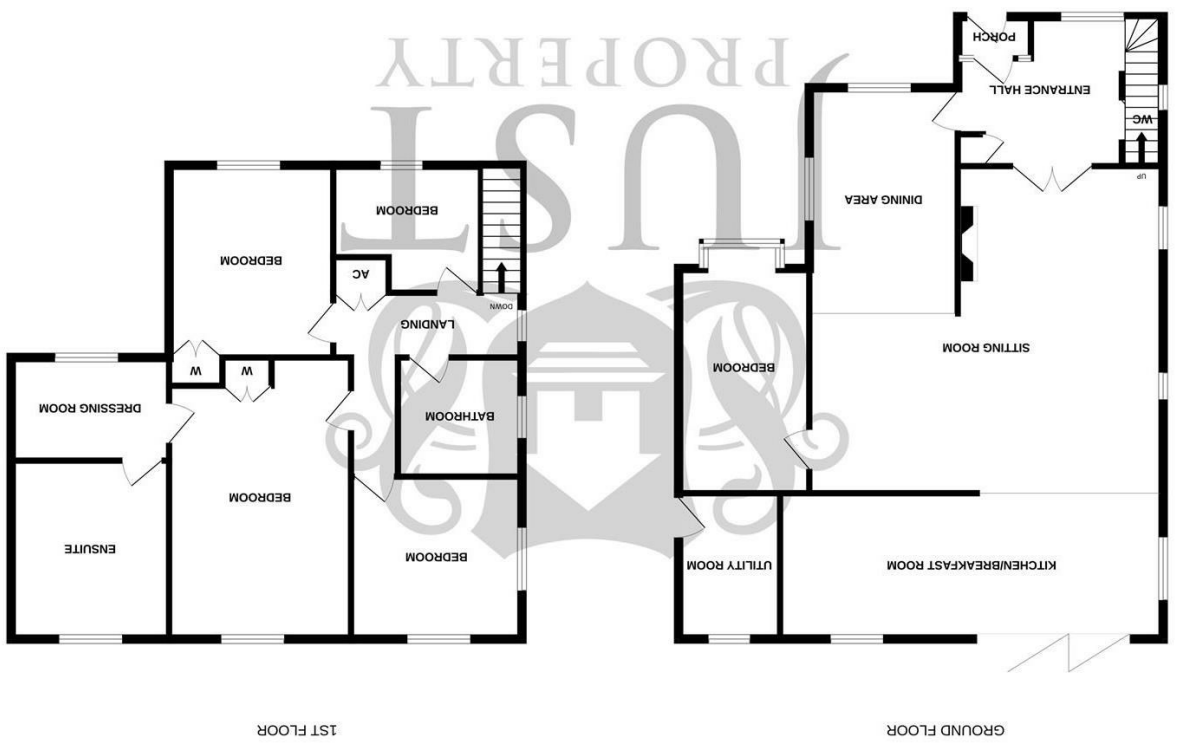


What every attempt has been made to ensure the accuracy of the footprint contained here, measurements of doors, windows, rooms and other items are approximate and responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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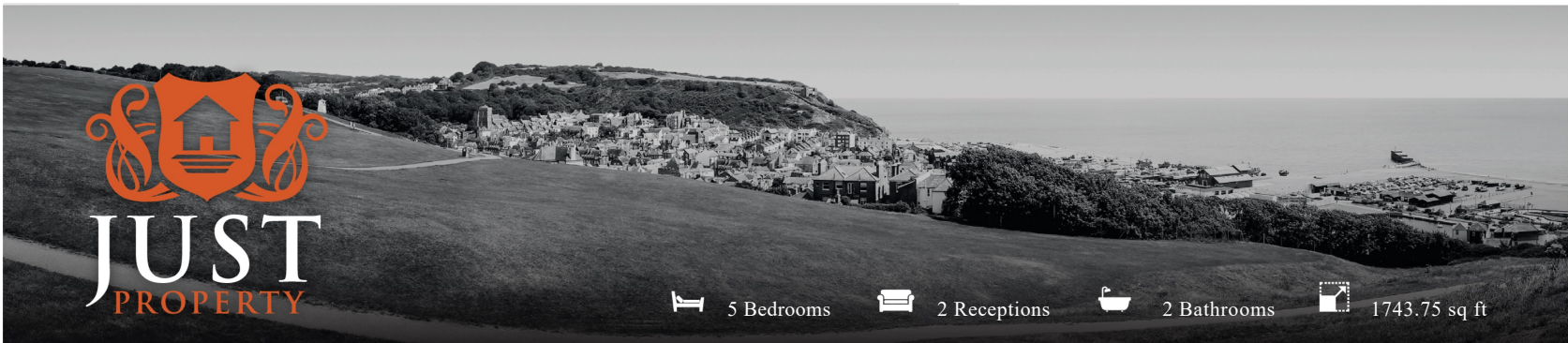
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
Energy efficient - lower running costs	B (81-91)
Decent energy efficiency - lower running costs	C (69-80)
Below average energy efficiency - higher running costs	D (55-68)
Below average energy efficiency - higher running costs	E (39-54)
Poor energy efficiency - higher running costs	F (21-38)
Very poor energy efficiency - higher running costs	G (1-20)
Current	61
Potential	79



FLOORPLANS

110 Hastings Road, Battle, TN33 0TQ

www.justproperty.net



5 Bedrooms 2 Receptions 2 Bathrooms 1743.75 sq ft

Freehold

£760,000

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Freehold

£760,000

5 Bedrooms 2 Receptions 2 Bathrooms 1743.75 sq ft

PROPERTY DETAILS

OFFERS OVER £760,000

A stunning and contemporary five-bedroom detached family home, beautifully presented and offering versatile accommodation, located on the edge of the historic and picturesque town of Battle.

Battle offers a charming selection of independent shops, cafés, and highly regarded primary and secondary schools. The property is also ideally placed for commuters, with the train station providing regular services to London and convenient access to Hastings, Bexhill, Eastbourne, and Rye.

This exceptional home has been thoughtfully extended and improved by the current owners to create a stylish and flexible living space. From the spacious entrance hall with ground floor W.C., there is an elegant open-plan living and dining area, flowing through to a stunning fitted kitchen and breakfast room with bi-folding doors opening onto the rear garden. A separate utility room and a ground floor double bedroom add to the flexibility of the layout.

Upstairs, the property features two generously sized double bedrooms, a further single bedroom, a luxury family shower room, and a fabulous principal suite with fitted wardrobes, a dressing room, and a luxurious en-suite bath and shower room – all enjoying beautiful countryside views.

Externally, the home is accessed via electric gates leading to a large private driveway and a detached double garage. The landscaped rear garden includes a patio and entertaining area, lawn with a play space, and a peaceful orchard section, all backing onto open countryside with gated access to nature walks.

Viewing is essential to appreciate the space, style, and setting of this truly special home. Contact the vendor's chosen sole agents, Just Property.



ROOM DIMENSIONS

Front Door	Bedroom
Porch	11'8" x 10'10" (3.57 x 3.32)
Hallway	Principle Bedroom
WC	14'9" x 10'10" (4.51 x 3.32)
Sitting Room	Dressing Room
17'10" x 10'11" (5.44 x 3.33)	9'3" x 5'2" (2.83 x 1.60)
Dining Room	En Suite
26'5" x 9'3" (8.07 x 2.84)	9'11" x 8'7" (3.03 x 2.62)
Kitchen / Breakfast Room	Gated Entrance
24'9" x 11'7" (7.55 x 3.55)	Off Road Parking
Bedroom	Large Garage
15'6" x 8'0" (4.73 x 2.45)	Patio
Utility Room	Rear Garden
11'8" x 6'2" (3.56 x 1.88)	Orchard Garden
Stairs up to Landing	Access To Rear Meadow
Bedroom	
7'3" x 7'11" (2.23 x 2.43)	
Bathroom	
7'0" x 5'8" (2.15 x 1.73)	
Bedroom	
9'4" x 9'4" (2.87 x 2.87)	

FEATURES

- Five Bedrooms
- Detached Family Home
- Beautiful Interiors
- Ample Off Road Parking
- Stunning Fitted Kitchen / Breakfast Room
- Lovely Principle Bedroom Suite
- Orchard To Rear
- Good Sized Garage
- Gated Entrance
- Easy Access To Battle, and Hastings

