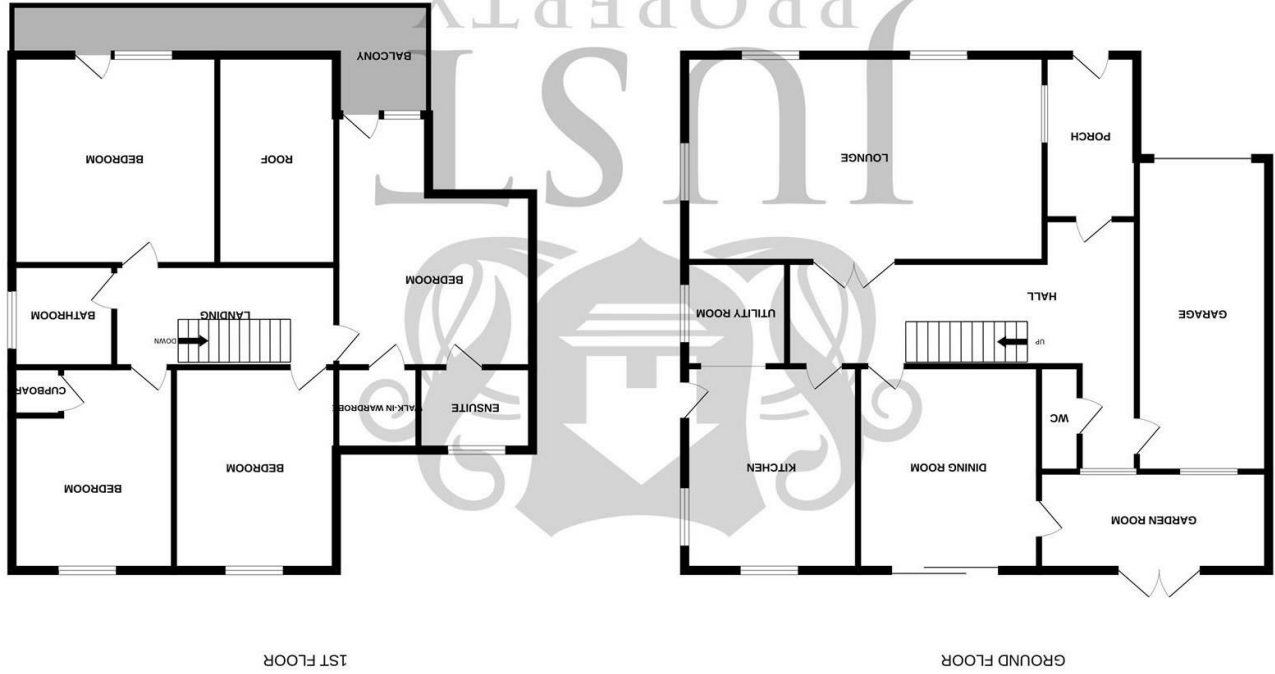


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metropack ©2023

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	75
Potential	83



# FLOORPLANS

91 Battery Hill, Fairlight, TN35 4AL



[www.justproperty.net](http://www.justproperty.net)



4 Bedrooms   2 Receptions   2 Bathrooms   2045.14 sq ft

91 Battery Hill, Fairlight, TN35 4AL

Freehold

£650,000





4 Bedrooms    2 Receptions    2 Bathrooms    2045.14 sq ft

## PROPERTY DETAILS

Spacious Four Bedroom Detached Family Home in a Highly Sought-After Village Location.

Situated in the desirable Battery Hill area of Fairlight, this beautifully presented detached family home offers generous and versatile accommodation extending to approximately 2,045 sq. ft, perfectly suited to modern family living.

The property is exceptionally well maintained throughout and enjoys a peaceful setting within easy reach of local amenities, countryside walks, and Hastings Country Park.

The accommodation is arranged over two floors and comprises an inviting entrance hall, a spacious lounge, separate dining room, fitted kitchen with adjoining utility area, sunroom overlooking the mature rear gardens, and a downstairs W.C. The layout provides excellent flexibility for both everyday living and entertaining.

To the first floor, there are four well-proportioned double bedrooms, including a principal bedroom with en-suite facilities and walk-in wardrobe, together with a family bathroom serving the remaining bedrooms.

Externally, the property benefits from mature rear gardens offering a good degree of privacy and a wonderful space to relax or entertain. To the front, there is off-road parking and an integral garage.

Enjoying a prime village position in the heart of Fairlight, the property is conveniently located close to local amenities, scenic countryside and coastal walks, and within walking distance of Hastings Country Park.

An internal viewing is highly recommended to fully appreciate the space, presentation, and superb location this impressive family home has to offer.



## ROOM DIMENSIONS

Front Door	Bedroom with Eve Storage 13'5" x 10'5" (4.09 x 3.20)
Porch 10'8" x 6'6" (3.26 x 2.00)	Bathroom 6'9" x 6'6" (2.08 x 1.99)
Entrance Hall	Bedroom with Eve Storage 13'7" x 13'7" (4.15 x 4.15)
Living Room 23'3" x 13'4" (7.10 x 4.08)	Bedroom with Eve Storage 16'4" (max) x 14'3" (5.00 (max) x 4.35)
Kitchen 13'1" x 11'1" (4.00 x 3.40)	Ensuite Shower Room 9'10" x 6'0" (3.02 x 1.84)
Utility Area 7'6" x 6'8" (2.30 x 2.05)	Bedroom 13'2" x 10'6" (4.03 x 3.22)
Dining Room 13'10" x 11'7" (4.23 x 3.55)	Balcony off both Bedrooms at the Front
Sun Room 14'11" x 7'0" (4.55 x 2.15)	Front and Rear Garden
W.C	Garage & Off Road Parking 20'1" x 8'5" (6.14 x 2.59)
Access to Garage	
Stairs to First Floor Landing	

## FEATURES

- Detached House
- Four Double Bedrooms
- Two Reception Rooms
- Kitchen with Utility Area
- Sought After Village Location
- Two Bathrooms and a Downstairs W.C
- Sun Room Overlooking the Mature Rear Gardens
- Off Road Parking and Garage
- Close to local Amenities & Walking distance to the Country Park
- 2045 Square Foot Family Home

