JUST COUNTRY

4 Bedrooms | 2 Receptions | 2 Bathrooms | 2045.14 sq ft

91 Battery Hill, Fairlight, TN35 4AL

Freehold

£625,000

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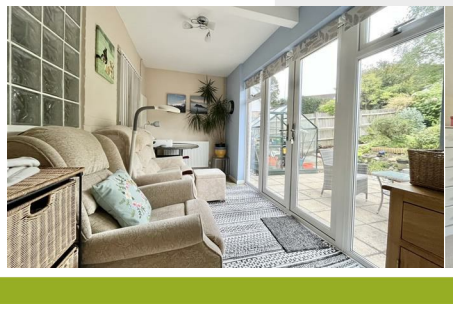
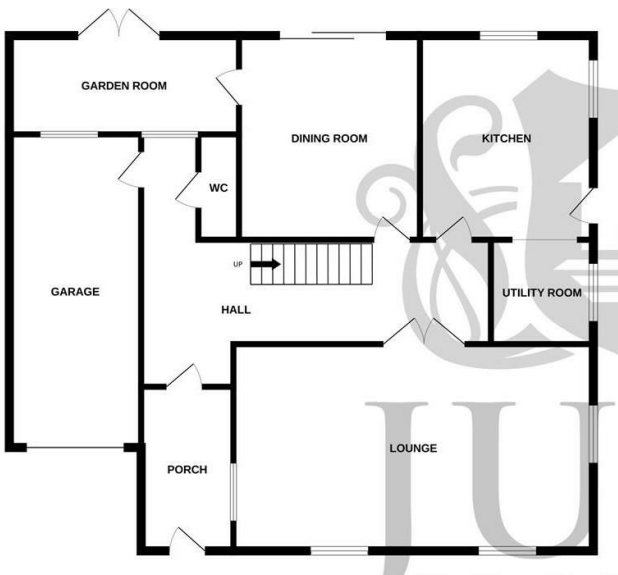


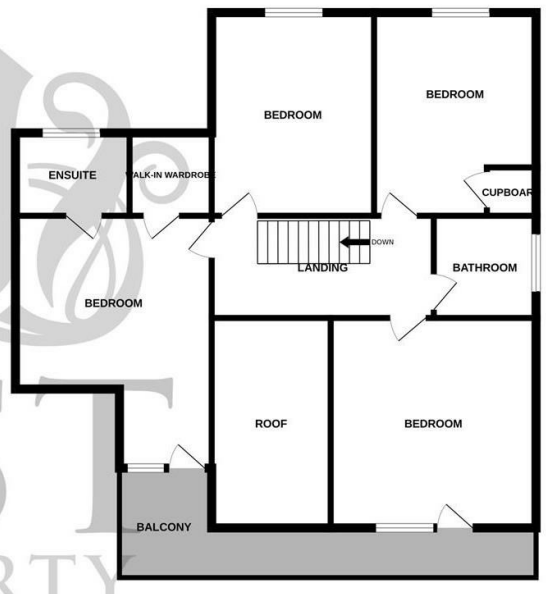
FLOORPLANS

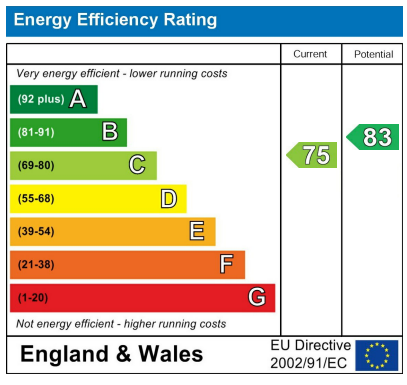
91 Battery Hill, Fairlight, TN35 4AL

GROUND FLOOR



1ST FLOOR





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. 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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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

Porch
10'8" x 6'6" (3.26 x 2.00)

Entrance Hall

Living Room
23'3" x 13'4" (7.10 x 4.08)

Kitchen
13'1" x 11'1" (4.00 x 3.40)

Utility Area
7'6" x 6'8" (2.30 x 2.05)

Dining Room
13'10" x 11'7" (4.23 x 3.55)

Sun Room
14'11" x 7'0" (4.55 x 2.15)

W.C

Access to Garage

Stairs to First Floor Landing

Bedroom with Eve Storage
13'5" x 10'5" (4.09 x 3.20)

Bathroom
6'9" x 6'6" (2.08 x 1.99)

Bedroom with Eve Storage
13'7" x 13'7" (4.15 x 4.15)

Bedroom with Eve Storage
16'4" (max) x 14'3" (5.00 (max) x 4.35)

Ensuite Shower Room
9'10" x 6'0" (3.02 x 1.84)

Bedroom
13'2" x 10'6" (4.03 x 3.22)

Balcony off both Bedrooms at the Front

Front and Rear Garden

Garage & Off Road Parking
20'1" x 8'5" (6.14 x 2.59)

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

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.