



Generously proportioned family home

Hastings Road, Battle, East Sussex, TN33 0TQ

OIEO £1,400,000 Freehold





Enjoying lovely southerly views to the sea • Great entertaining house with sociable kitchen, cinema and games room
• Gymnasium and indoor swimming pool • Features around 7,000 sq ft of well-organised accommodation • Planning permission to build a further two bedroom dwelling • No onward chain

Local Information

Battle is an historic and attractive town most closely associated with the Battle of Hastings in 1066 when William the Conqueror invaded and defeated Harold II. It boasts well regarded secondary schools in both the private (Battle Abbey) and state sectors (Claverham Community College) along with others besides. There is a full complement of shops and services with nearby Hastings providing larger supermarkets.

Battle provides the nearest mainline station which is 0.9 of a mile from the house with pavement access the whole way. Links are to Hastings and London.

About this property

Heatherhill is a large house (5,249 sq ft) with a pool complex (1,602 sq ft) and a one bedroom detached annexe/bed & breakfast. Planning permission is being renewed for a two bedroom annexe to be constructed to provide ancillary family accommodation to the main house, ideal for multi-generational living.

Heatherhill is a fabulous family house of excellent proportions. There is a large vaulted entrance hall which feeds to multiple rooms including the main sitting room, swimming pool complex and kitchen /breakfast/ family room.

This room is a great "living" room and leads to a conservatory and thence to the gardens. The views to the rear extend for miles to the south and west. Completing the ground floor accommodation is a study and a bedroom with en suite shower room.

The lower ground floor has been created as a subterranean entertainment space with sliding glass doors from the gymnasium to an exterior parking area. A large cinema/games room with wet bar is complemented by a good sized gym and WC.

The first floor comprises three good sized bedrooms, all with en suite facilities.

The property is entered via double gates leading to a tarmac parking area in front of the house. A separate spur leads past the annexe, to a hard standing area at the rear of the plot and onwards to the gardens. There is a lawned area directly behind the house with a more wild planted area to the north-west boundary.



Local Authority

Rother District Council, Bexhill-On-Sea

Services

Mains gas central heating via radiators, mains electricity, water and drainage.

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Cranbrook Office.

Tel: 44 (0) 1580 720 161.





Heatherhill, Battle

Gross internal area (approx) 487.7 sq m/ 5,249 sq ft

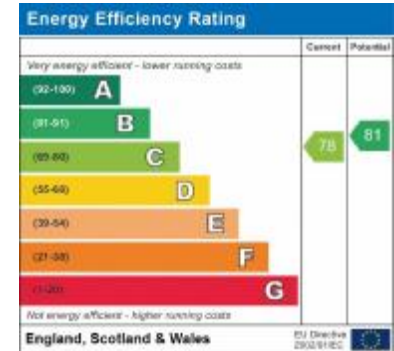
Pool complex 148.9 sq m/ 1,602 sq ft

Annexe 55.1 sq m/ 593 sq ft

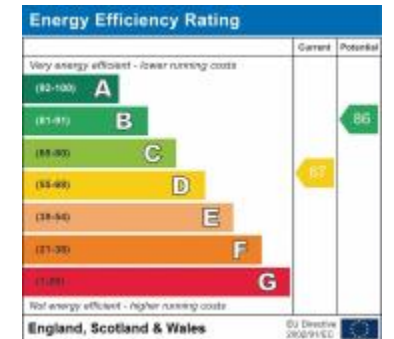
Total 681.7 sq m/ 7,444 sq ft



For identification only - Not to scale
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Annexe



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