



Micklewood 97 Battery Hill, Fairlight, TN35 4AL

AN IMPRESSIVE AND EXTREMELY WELL PRESENTED FOUR BEDROOM DETACHED FAMILY HOUSE ENJOYING THIS TUCKED AWAY FAIRLIGHT LOCATION WITHIN IMMEDIATE WALKING DISTANCE OF HASTINGS COUNTRY PARK AND LOCAL COASTAL WALKS. THE PROPERTY OCCUPIES A PLOT OF APPROXIMATELY ONE ACRE TO INCLUDE ADJOINING PRIVATE WOODLAND AND ENJOYS SOUTH FACING REAR GARDENS.

Micklewood is ideally situated towards the top of Fairlight Village close to Coastguard Lane with connecting bus services and leading into the Country Park as well as being a short drive away from Ore Village with its' local shops, Tesco Express, Co-Op, Aldi and Doctor's Surgery. The house provides versatile accommodation arranged over two floors to include a reception hall with downstairs cloakroom/w.c. a 24ft x 21ft 'L' shaped triple aspect living room/diner which leads out into the gardens, a fitted kitchen/breakfast room with adjoining utility and a downstairs bedroom four/study.

To the first floor, there are three bedrooms with the main bedroom having french doors enjoying an open aspect over the private woodland and with the potential to create a large sun terrace. There is also a contemporary family bathroom/w.c. and due to the plot size, the house could be extended to create further living space if required (subject to necessary consents).

Outside, the large gravel driveway provides off road parking for several cars and leads to the integral double garage. The south facing gardens are a particular feature of the property and are mainly laid to lawn and arranged on two levels and leads directly into the private woodland. This is a stunning home and viewing is considered essential with the owners Sole Agent, Charles & Co.

Price £725,000

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- Four Bedroom Detached House
- Close to Hastings Country Park
- Contemporary Family Bathroom
- Stunning South Facing Gardens
- Acre Plot Including Woodland
- Triple Aspect Living Room/Diner
- Driveway for Several Vehicles
- Tucked Away Fairlight Location
- Kitchen with Adjoining Utility Area
- Integral Double Garage

Reception Hall

12'6 x 10'10 (3.81m x 3.30m)

Downstairs Cloakroom/W.C.

Living Room/Diner

24'0 x 21'0 (7.32m x 6.40m)

Kitchen/Breakfast Room

13'0 x 10'0 (3.96m x 3.05m)

Utility Area

16'6 x 7'3 (5.03m x 2.21m)

Study/Downstairs Bedroom Four

10'0 x 9'8 (3.05m x 2.95m)

First Floor Landing

Bedroom One

12'11 x 10'2 (3.94m x 3.10m)

Bedroom Two

13'4 x 13'0 (4.06m x 3.96m)

Bedroom Three

11'8 x 9'9 max (3.56m x 2.97m max)

Family Bathroom/W.C.

7'0 x 6'2 (2.13m x 1.88m)

Outside

Front Garden

Driveway

Integral Double Garage

17'5 x 16'6 (5.31m x 5.03m)

Rear Gardens

Private Woodland





Floor Plan



TOTAL FLOOR AREA : 1813 sq.ft. (168.4 sq.m.) approx.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		