



Bererns  
Fairlight, East Sussex TN35 4AG

## **Bererns, Warren Lane, Fairlight, Hastings, East Sussex TN35 4AG** **Offers in excess £925,000**

**This wonderful 4 bedroom home is a very rare and special find indeed. Occupying a stunning location on a secluded plot of circa 0.8 of an acre (tbv) with exceptional far reaching coastal views, it offers huge potential, solitude and privacy, and yet is just a short drive from Rye and Hastings.**

**The house itself, thought to originally be part of the grand Fairlight Hall Estate, is truly charming, the facade of which gives no indication of what lies inside. From the outside, it is every inch a period stone cottage which would not look out of place in the Welsh countryside, but inside, it is every bit a modernist home, exuding the warmth, texture and authenticity of the artists that have called this beautiful place home for more than five decades.**

**While the interior retains much of its mid-Century character and may require some updating, it is still very comfortable. Having said that, its unique location and large plot offers huge potential, subject of course to the necessary permissions. There is scope to either update the house as it stands, extend or rebuild to create a bespoke home that will take full advantage of the unrivalled views on offer.**

**Outside, the gardens, which are mostly southeast facing, are no less impressive. Having been lovingly tended over many years, they form an integral part of the overall experience of this special home, which also benefits from a large detached barn, smaller outbuilding and "in and out" driveway.**

- Charming detached unlisted four bedroom coastal home
- Huge potential to update, extend or rebuild (subject to planning consent)
- Stunning far reaching coastal views across Rye Bay / AONB
- Established gardens and grounds of circa 0.87 of an acre (unmeasured)
- Detached barn with studio & garaging / further outbuilding
- Secluded, peaceful position location at the end of unmade track
- Historic towns of Rye and Hastings about 8 and 4 miles distant. No onward chain.

**SITUATION:** "Bererns" occupies a secluded but not isolated position within the much sought after coastal village of Fairlight. Village amenities include the renowned Cove gastro pub which is within walking distance and offers good beers, fine wines and superb meals. More extensive retail, heath and leisure facilities can be found in the nearby towns of Rye and Hastings (8 and 4 miles distant).

The house is in an Area of Outstanding Natural Beauty with stunning views from the back and with some of the best walks in the country on the doorstep. There is a route to Hastings Old Town taking about 1 and a half hours, which offers spectacular coastal scenery including horses grazing freely. The Firehills of Hastings Country Park are all of two minutes away where there are woodland and cliff top walks as well as the Balehouse Café with its superb breakfasts. At nearby Pett Level there is access to miles of shingle beach that extends from the cliffs at Fairlight to the nature reserve at Rye Harbour, which forms part of the stunning coastline of Rye Bay. There are a good choice of educational opportunities in both the state and private sector and for transport, Rye has local train services to Eastbourne / Brighton and to Ashford, the high-speed connection to London St. Pancras can have you in the capital in 37 minutes.



The front door opens into a **ENTRANCE HALL** where U-shaped stairs lead to the first floor. Storage space under stairs. Doors to kitchen and main living room.

**OPEN PLAN SITTING ROOM / DINING ROOM** 33'11 x 16'6. The heart of this house is this large triple aspect open plan living space, perfect for relaxing, dining, entertaining and socialising. A change in level in the room and a vintage fireplace with a modern stove help to delineate two areas within the space that could serve different functions if desired. Sliding patio doors give access to the terrace and garden beyond.

**KITCHEN / BREAKFAST ROOM** 16'5 x 10'7. Adjacent to the main living space is the very "cool" kitchen, brimming with mid-century character. Pine and painted cabinetry is fitted along two walls, with a window behind the sink unit giving glorious views over the garden. Built-in Belling oven and Smeg electric induction hob. Baxi Boiler. Space for table and chairs and free-standing fridge/freezer.

**BOOT ROOM / ORANGERY** 12'5 x 7'3. This useful space with its glazed wall, has a separate access from the outside. Presently used as an orangery cum boot room, it could be used in a number of different ways.

**UTILITY / CLOAKROOM** A small utility area with built-in cupboard and sink gives access to the downstairs WC.

**FIRST FLOOR** This large **LANDING** space 33'8 x 5'11. currently serves as a library area with shelving, storage and space for soft seating. NB: Some restricted head height to this floor.

**BEDROOM 1** 11'9 x 10'6. This lovely double bedroom has incredible sea views. Vanity unit with sink and storage below. Built-in wardrobes.

**BEDROOM 2** 15'10 x 7'11. This good size room is currently set up as a small annex room with kitchenette and built-in sofa.

**BEDROOM 3** 10' 11" x 10'6. A pretty bedroom with built-in wardrobe and wash basin.

**BEDROOM 4** 10' 10" x 10'6. This bedroom has the most incredible views and is set up as a studio space. Built-in storage.

**SHOWER ROOM** Comprises a walk-in shower, wash basin, back to wall WC and heated towel rail. Cupboard housing hot water cylinder.

**OUTSIDE** "Bererns" is set in a very peaceful, secluded setting at the end of a long private unmade track that very few people are aware of. As you approach the house, a five-bar gate leads you onto a gravel driveway where there is parking and turning for a good number of vehicles in front of the large barn, which is at present divided into studio, storage and garaging space, but certainly offers further potential (subject to planning). Another useful smaller outbuilding is set on the other side of the gated access where there is also a pretty woodland area, full of bluebells and spring flowers.

To the rear of the property is a more formal landscaped south facing garden where wonderfully mature trees, planting and yew hedging provide different areas of interest. A stone terrace along the back of the house provides a welcoming place to sit with a morning coffee and just take in the beautiful garden and amazing sea views.

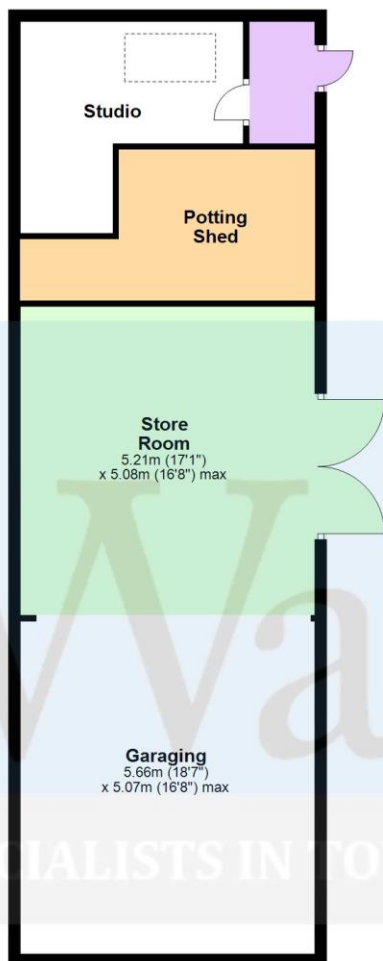
**SERVICES** Mains: Water, electricity and gas. Shared private drainage with property next door. EPC Rating: tba. Local Authority: Rother District Council. Council Tax Band: F.

**Location Finder:** [what3words: much.hazel.thank](https://www.what3words.com/much.hazel.thank)



### Outbuildings

Approx. 117.5 sq. metres (1264.9 sq. feet)

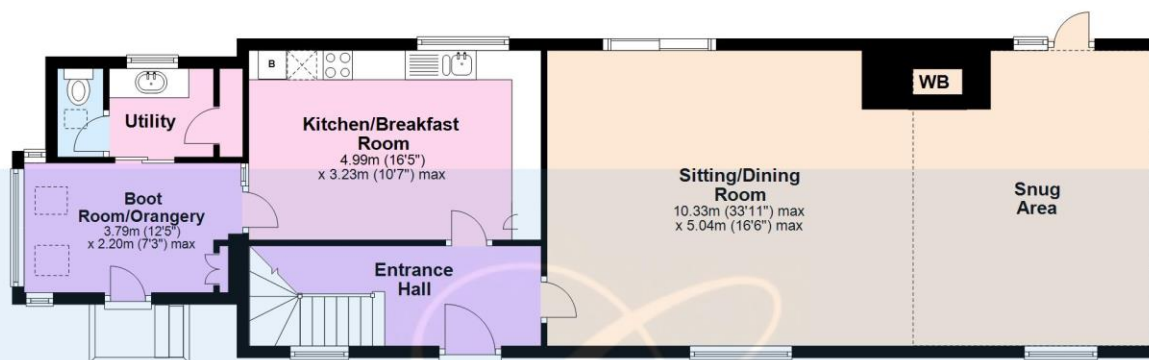


**Storage**  
5.51m (18'1")  
x 3.87m (12'9") max

**Store Room**  
3.88m (12'9")  
x 2.84m (9'4") max

### Ground Floor

Approx. 90.4 sq. metres (973.2 sq. feet)



**Utility**

**Kitchen/Breakfast Room**  
4.99m (16'5")  
x 3.23m (10'7") max

**Boot Room/Orangery**  
3.79m (12'5")  
x 2.20m (7'3") max

**Entrance Hall**

**Sitting/Dining Room**  
10.33m (33'11") max  
x 5.04m (16'6") max

**Snug Area**

### First Floor

Approx. 77.7 sq. metres (836.0 sq. feet)



**Bedroom 3**  
3.32m (10'11") max  
x 3.19m (10'6") max

**Bedroom 1**  
3.57m (11'9") excl storage  
x 3.21m (10'6") max

**Bedroom 4**  
3.29m (10'10") max  
x 3.19m (10'6") max

**Bedroom 2**  
4.83m (15'10")  
x 2.41m (7'11") max

**Landing**

Total area: approx. 285.6 sq. metres (3074.2 sq. feet)

Plans are for layout purposes only and are not drawn to scale, with any doors, windows and other internal features merely intended as a guide.  
Plan produced using PlanUp.



