



The Spinney Commanders Walk, Fairlight, TN35 4BE

AN OPPORTUNITY TO SECURE THIS SPACIOUS DETACHED FAMILY HOME ON A HALF ACRE PLOT AND SITUATED IN A SOUGHT AFTER VILLAGE LOCATION CLOSE TO LOCAL COUNTRYSIDE AND COASTAL WALKS AS WELL AS DIRECT ACCESS INTO HASTINGS COUNTRY PARK FROM CHANNEL WAY. THE PROPERTY ALSO PROVIDES THE BENEFIT OF HOME AND INCOME OR ADDITIONAL FAMILY LIVING SPACE WITH A SELF CONTAINED FIRST FLOOR ANNEX.

This deceptive and versatile four bedroom house is set back from Commanders Walk with gardens surrounding the property and provides accommodation over two floors to include a 24'0 x 18'5 max bay fronted living room, a separate dining room, four bedrooms, two bathrooms and a kitchen with separate breakfast room. The property does require some general modernisation and updating but offers excellent living space with the added benefit of the first floor annex which includes an attic room which could be used to provide additional accommodation, subject to the necessary consents.

There is also a carriage driveway to the front with twin five bar gates and the driveway extends to the side leading to the detached garage (in need of repair). The gardens are a particular feature and enjoy a double width plot and there are also direct views over the village and the sea from the first floor 24'2 x 13'6 max studio/annexe bedroom. Further benefits include gas fired central heating, double glazing and the property is to be sold CHAIN FREE. Viewing is strictly by appointment with Sole agents, Charles & Co.

Price £675,000

The Spinney Commanders Walk, Fairlight, TN35 4BE



- Detached Family House
- Separate First Floor Annex
- 24'0 x 16'0 Living Room
- Chain Free
- Sought After Village Location
- Four Double Bedrooms
- Carriage Driveway
- Approx. 1/2 Acre Plot
- Two Bathrooms
- Detached Garage

Double Glazed Entrance Porch

Reception Hallway

Living Room

24'0 x 16' plus bay (7.32m x 4.88m plus bay)

Dining Room

14'10 into bay x 12'11 (4.52m into bay x 3.94m)

Kitchen

11'0 x 9'0 (3.35m x 2.74m)

Breakfast Room

12'0 x 11'9 (3.66m x 3.58m)

Bedroom One

16'0 x 12'2 max (4.88m x 3.71m max)

Bedroom Two

11'10 x 9'0 (3.61m x 2.74m)

Bedroom Three

12'0 x 9'7 (3.66m x 2.92m)

Family Bathroom

6'8 x 5'6 (2.03m x 1.68m)

Separate W.C

From Entrance Porch

Separate Annexe

Attic Room

11'0 x 10'0 (3.35m x 3.05m)

Bedroom/Studio Room

24'2 x 11'0 plus bay (7.37m x 3.35m plus bay)

Guest Bedroom/Kitchenette

12'0 x 9'8 (3.66m x 2.95m)

Bathroom/W.C

8'0 x 6'0 (2.44m x 1.83m)

Outside

Driveway

Detached Garage

Gardens





Floor Plan

GROUND FLOOR
1516 sq.ft. (140.8 sq.m.) approx.

1ST FLOOR
731 sq.ft. (67.9 sq.m.) approx.



TOTAL FLOOR AREA : 2246 sq.ft. (208.7 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.
Made with Metropix ©2023



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Tel: 01424 259675 Email: charles@charlesco.uk www.charlesco.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D	58		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	