



## Wayside 32 Rockmead Road, Fairlight, TN35 4DJ

A STUNNING AND DECEPTIVELY SPACIOUS DETACHED FAMILY HOME OCCUPYING A LARGE LEVEL PLOT WITHIN A QUIET LANE LOCATION IN THE FAVOURED VILLAGE OF FAIRLIGHT, CLOSE TO LOCAL COUNTRYSIDE AND COASTAL WALKS AS WELL AS HAVING ACCESS INTO HASTINGS COUNTRY PARK FROM CHANNEL WAY AND THE SAXON SHORE LINE WALK TO PETT LEVEL BEACH.

This impressive five bedroom, three reception room detached chalet style house provides versatile accommodation arranged over two floors and is considered by Charles & Co. to be ideal for dual family occupation or for home and income with the potential to create an integral two bedroom self-contained annexe. The layout is expansive, well presented throughout and includes a contemporary Kitchen/Breakfast room, a 22'8 x 16'3 Living Room with adjoining Dining Room, a modern fitted family Bathroom as well as a separate shower room (four Bathrooms in total). In addition, there is an impressive 30'4 x 9'2 double glazed Conservatory/Garden Room leading to and overlooking the rear patio, lawned rear garden and an outdoor heated Swimming Pool. A particular feature of the property is the 46'0 x 11'0 first floor bedroom with twin Velux window with Juliette Balcony overlooking the rear gardens and it also has a 15'5 x 11'0 contemporary en-suite Shower Room/w.c.

Outside, there is an In 'n' Out Carriage Driveway providing off road parking for several vehicles, a 25'6 x 14'0 integral Double Garage and the rear garden is enclosed, measuring approximately 200ft with ornate pond. Further benefits include gas fired central heating, upvc double glazing and a wood burner to the Living Room. Viewing is considered essential with Sole Agent Charles & Co. to appreciate this wonderful family home with a self-contained annexe and in such a desirable village location.

Price £825,000

# Wayside 32 Rockmead Road, Fairlight, TN35 4DJ



- Spacious Detached Family House
- Quiet Lane Location close to walks
- Separate Annexe Accommodation
- Outdoor Heated Swimming Pool
- Five Bedrooms, Three Reception Rooms
- Four Bathrooms (Two En-Suite)
- Carriage Driveway & Double Garage
- Sought After Fairlight Village
- 30ft Conservatory/Garden Room
- Beautiful 200ft Level Rear Gardens

## Sun Room/Entrance Lobby

### Reception Hall

22'0 x 8'3 (6.71m x 2.51m)

### Living Room

22'8 x 16'3 (6.91m x 4.95m)

### Garden Room

30'4 x 9'2 max (9.25m x 2.79m max)

### Dining Room

11'4 x 9'3 (3.45m x 2.82m)

### Kitchen/Breakfast Room

14' x 12'10 (4.27m x 3.91m)

### From Reception Hallway, doors to

### Bedroom Two

19'2 x 10'9 (5.84m x 3.28m)

### En-Suite Shower Room

### Bedroom Four

12'0 x 8'2 (3.66m x 2.49m)

### Guest Bedroom Five/Study

13'5 x 9'6 (4.09m x 2.90m)

### Family Bathroom/W.C

9'2 x 7'9 (2.79m x 2.36m)

### ANNEXE

### Hallway

22'9 x 7'0 (6.93m x 2.13m)

### Family Room

15'2 x 12'10 (4.62m x 3.91m)

### Bedroom Three

11'5 x 10'11 (3.48m x 3.33m)

### Shower Room/W.C

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

### Inner Hallway

13'3 x 8'0 (4.04m x 2.44m)

### Study/Dressing Room

13'0 x 11'0 (3.96m x 3.35m)

### Bedroom One

46'0 x 11'0 (14.02m x 3.35m)

### En Suite Shower Room/W.C

15'5 x 11'0 (4.70m x 3.35m)

### Outside

### Front Garden

### Carriage Driveway

### Integral Double Garage

25'6 x 14'0 (7.77m x 4.27m)

### Rear Garden

200'0 length (60.96m length)

### Outdoor Swimming Pool







# Floor Plan

GROUND FLOOR  
2726 sq.ft. (253.3 sq.m.) approx.

1ST FLOOR  
958 sq.ft. (89.0 sq.m.) approx.



TOTAL FLOOR AREA : 3684 sq.ft. (342.3 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			78
(55-68) D		49	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	