



Haddoxcrest Gorsethorn Way, Fairlight, TN35 4BQ

****GUIDE PRICE £800,000 - £850,000**** A RARE OPPORTUNITY ARISES TO SECURE THIS SPACIOUS FOUR DOUBLE BEDROOM DETACHED HOUSE, OCCUPYING A CORNER PLOT IN ONE OF THE MOST SOUGHT AFTER POSITIONS ALONG THE SOUTH COAST ENJOYING DIRECT AND UNINTERRUPTED SOUTH FACING VIEWS OVER THE ENGLISH CHANNEL AS WELL AS BEING WITHIN 200 YARDS OF HASTINGS COUNTRY PARK & NATURE RESERVE.

The property provides spacious & versatile accommodation to include an impressive 20'5 x 8'0 reception hall, a dual aspect living room leading out on to the gardens, a separate dining room and a study. There is also a 14'11 x 9'11 re-fitted kitchen/breakfast with built in appliances & direct sea views, a separate utility room as well as a downstairs bedroom four and a downstairs shower room/w.c. From the first floor galleried landing, there is a 17'6 x 14'0 main bedroom with fitted wardrobes and an en-suite shower room/w.c, two further double bedrooms (all first floor bedrooms enjoy direct sea views) and there is a 10'10 x 9'0 family bathroom/w.c. The integral double garage could be used to provide additional/annexed accommodation, subject to the necessary consents and there is a double width driveway to the front providing off road parking.

The gardens wrap around the property with the main lawned gardens enjoying a south facing aspect with wonderful views over the English Channel. There is also an astronomical observatory with a retracting roof, power and internet and a picket gate to the front giving direct access to Channel Way with a short walk to Hastings Country Park. The rear courtyard garden has a greenhouse and a timber garden store with a gate to the front. Further benefits include gas fired central heating, solar panelling, double glazing and viewing is considered essential with Charles & Co.

Offers in excess of £800,000

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- Most Sought After Village Location
- Well Presented Detached House
- Three Bathrooms (One En-Suite)
- Early Viewing Essential
- Extensive & Direct Sea Views
- Four Bedrooms, Three Receptions
- Integral Double Garage
- Walking Distance of Country Park
- Fitted Kitchen & Separate Utility
- Level South Facing Gardens

Reception Hall

20'5 x 8'0 (6.22m x 2.44m)

Living Room

18'0 x 16'2 (5.49m x 4.93m)

Dining Room

12'3 x 11'3 (3.73m x 3.43m)

Kitchen/Breakfast Room

14'11 x 9'11 (4.55m x 3.02m)

Utility Room

7'6 x 6'10 (2.29m x 2.08m)

Study

9'8 x 7'0 (2.95m x 2.13m)

Bedroom Four

11'6 x 9'4 plus door recess (3.51m x 2.84m plus door recess)

Downstairs Shower Room/W.C

7'8 x 6'0 (2.34m x 1.83m)

First Floor Galleried Landing

Bedroom One

17'6 x 14'0 into bay (5.33m x 4.27m into bay)

En Suite Shower Room/W.C

8'5 x 5'10 (2.57m x 1.78m)

Bedroom Two

12'10 x 14'11 (3.91m x 4.55m)

Family Bathroom/W.C

10'10 x 6'8 (3.30m x 2.03m)

Bedroom Three

12'5 x 12'0 (3.78m x 3.66m)

Outside

Driveway

Integral Double Garage

17'7 x 17'3 (5.36m x 5.26m)

Front & Side Gardens

Rear Courtyard Garden





Floor Plan

GROUND FLOOR
1449 sq.ft. (134.6 sq.m.) approx.

1ST FLOOR
947 sq.ft. (88.0 sq.m.) approx.



TOTAL FLOOR AREA : 2397 sq.ft. (222.6 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		87
	(69-80) C	74	
	(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	