



## Church House, 36 Waites Lane, Fairlight, TN35 4AX

AN EXTREMELY WELL PRESENTED FOUR BEDROOM DETACHED FAMILY HOUSE IDEALLY SITUATED CENTRALLY WITHIN THE SOUGHT AFTER VILLAGE OF FAIRLIGHT CLOSE TO LOCAL COUNTRYSIDE AND COASTAL WALKS, HASTINGS COUNTRY PARK & NATURE RESERVE AS WELL AS LOCAL BUS SERVICES ON WAITES LANE CONNECTING TO THE HISTORIC TOWNS OF RYE & HASTINGS. THERE IS ALSO AMPLE PARKING TO THE FRONT AND THE HOUSE ENJOYS LEVEL, SOUTH WESTERLY REAR GARDENS.

The property is set back from Waites Lane and provides spacious and versatile accommodation arranged over two floors to include a large reception hallway with downstairs cloakroom/w.c, a 19'11 x 10'7 re-fitted Kitchen/Breakfast Room with built-in appliances, a separate dual aspect Dining Room/Bedroom Four, a downstairs Shower Room/W.C. and there are also fitted wardrobes to the dual aspect Main Bedroom. To the first floor, there is a spacious Living Room with fireplace and French Doors leading out onto the Private Sun Terrace which enjoys views over the village towards Pett and the countryside beyond.

Outside, there is a well established front garden, a 50ft Driveway providing off road parking for several vehicles as well as a useful side courtyard area (approx. 300sq ft). The rear garden enjoys a south westerly aspect and are level with a sandstone patio area, are enclosed and mainly laid to lawn with a garden store. Further benefits include gas fired central heating, double glazing and viewing is considered essential with owners Sole agent, Charles & Co.

Price £680,000

# Church House, 36 Waites Lane, Fairlight, TN35 4AX



- Immaculate Detached Family House
- Re-fitted 19'11 Kitchen/Breakfast Room
- Four Bedrooms (Three are Doubles)
- Viewing by Appointment with Sole Agent
- Favoured Fairlight Village Location
- Living Room with Private Balcony
- 50ft Driveway for several Vehicles
- Close to Countryside & Coastal Walks
- Modern Shower Room & Bathroom
- 55ft South West facing Rear Gardens

## Reception Hall

11'9 x 6'5 (3.58m x 1.96m)

## Downstairs Cloakroom/W.C

## Kitchen/Diner

19'11 x 10'7 (6.07m x 3.23m)

## Downstairs Bedroom One

15'4 x 10'8 (4.67m x 3.25m)

## Family Room/Bedroom Two

13'7 plus recess x 10'8 (4.14m plus recess x 3.25m)

## Dining Room/Bedroom Four

11'10 x 7'6 (3.61m x 2.29m)

## Downstairs Shower Room/W.C

8'6 x 5'5 (2.59m x 1.65m)

## First Floor Landing

## Living Room

19'9 x 16'11 (6.02m x 5.16m)

## Large Sun Terrace

## Bedroom Three

13'8 x 13'4 (4.17m x 4.06m)

## Family Bathrom/W.C

7'5 x 7'5 (2.26m x 2.26m)

## Outside

## Front Garden

50'0 length (15.24m length)

## Driveway

50'0 length (15.24m length)

## Side Garden

33'0 x 11'0 (10.06m x 3.35m)

## Rear Garden

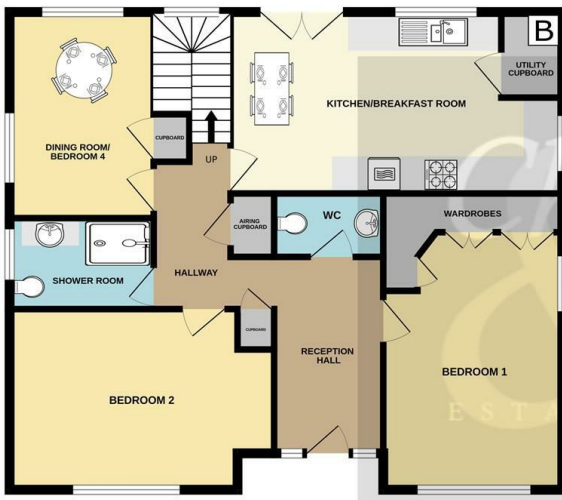
55'0 x 50'0 max (16.76m x 15.24m max)





# Floor Plan

GROUND FLOOR  
923 sq.ft. (85.8 sq.m.) approx.



1ST FLOOR  
565 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA: 1488 sq.ft. (138.2 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			85
(81-91) B			
(69-80) C			
(55-68) D		68	
(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	