



White Lodge Sea Road, Fairlight, TN35 4DR

A BEAUTIFULLY PRESENTED & SPACIOUS THREE/FOUR BEDROOM DETACHED CHALET STYLE HOUSE, IN THIS TUCKED AWAY VILLAGE LOCATION WITH A BALCONY AND REAR SUN TERRACE, ENJOYING EXTENSIVE COUNTRYSIDE AND SEA VIEWS WITH STUNNING, ESTABLISHED GARDENS - CONSIDERED IDEAL FOR THE KEEN GARDENER.

The property is perfectly located close to local coastal and countryside walks with access to Hastings Country Park and Pett Level beach. The accommodation is immaculate throughout and arranged over two floors to include a spacious reception hall and a 20'7 x 10'4 living room/diner with bay window to side, feature fireplace, French doors and an open staircase to the first floor. There is also an impressive 16'10 x 15'2 kitchen/breakfast room with central island and double glazed French doors leading to and overlooking the rear gardens. In addition, to the ground floor there are two double bedrooms (bedroom two dual aspect with a bay window) and a contemporary family bathroom with separate shower cubicle.

The main bedroom is on the first floor and includes a built in triple wardrobe, a walk in wardrobe/store, a modern en-suite shower room/w.c and private French doors leading to the enclosed 18'0 x 12'0 rear sun terrace. There is also a snug/study with French doors from both this room and the main bedroom leading out onto the front balcony with sea views. The large gardens are a particular feature of the property with a raised patio area, main areas of formal lawn, seating areas, an ornamental pond, fruit cage and vegetable garden. To the front, there is an easy to maintain garden and a gated double width driveway providing off road parking.

Further benefits include gas fired central heating, double glazing and viewing is considered essential with Sole agents, Charles & Co to appreciate this wonderful village property.

Price £765,000

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- Detached Chalet House
- Front & Rear Balcony
- Family Bath/Shower Room
- Stunning Gardens
- Beautifully Presented
- Sea & Countryside Views
- 16'10 x 15'2 Kitchen/Diner
- Favoured Village Location
- En-Suite Shower Room
- Double Width Driveway

Entrance Porch

Reception Hall

11'9 x 10'10 (3.58m x 3.30m)

Living Room/Diner

20'7 x 10'4 max (6.27m x 3.15m max)

From Reception Hall

Utility Area

7'9 x 4'7 (2.36m x 1.40m)

Inner Lobby

Kitchen/Breakfast Room

16'10 x 15'2 (5.13m x 4.62m)

Bedroom Two

13'11 plus bay x 9'10 (4.24m plus bay x 3.00m)

Bedroom Three

10'7 x 8'11 (3.23m x 2.72m)

Family Bath/Shower Room

8'3 x 7'4 (2.51m x 2.24m)

First Floor

Bedroom One

18'10 x 12'0 (5.74m x 3.66m)

En Suite Shower Room

9'0 x 6'9 (2.74m x 2.06m)

Rear Balcony

18'0 x 12'0 (5.49m x 3.66m)

Front Balcony

15'7 x 6'0 (4.75m x 1.83m)

Snug

12'6 x 11'1 (3.81m x 3.38m)

Outside

Front Garden

Driveway

Rear Garden





Floor Plan

GROUND FLOOR
1181 sq.ft. (109.7 sq.m.) approx.

1ST FLOOR
490 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA : 1671 sq.ft. (155.2 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		
B		
(69-80) C		
(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	