



## The Old School House Coastguard Lane, Fairlight, TN35 4AB

AN ATTRACTIVE GRADE II LISTED FORMER SCHOOL HOUSE IMMACULATEDLY PRESENTED THROUGHOUT AND SITUATED OPPOSITE ST ANDREWS PARISH CHURCH BEING WITHIN IMMEDIATE WALKING DISTANCE OF HASTINGS COUNTRY PARK WITH ACCESS FROM COASTGUARD LANE AS WELL AS THE SAXON SHORE WAY COASTAL WALKS & BUS SERVICES ON BATTERY HILL CONNECTING TO THE HISTORIC TOWNS OF HASTINGS & RYE.

This is a characterful and unique stone built house with versatile accommodation arranged over two floors to include an impressive reception hallway, a dual aspect 26'8 x 15'7 living room/diner with a 15'3 vaulted ceiling and returning staircase leading up to the mezzanine level which could be used as a studio, lounge area or bedroom. The bespoke kitchen has been beautifully crafted with built-in appliances, granite worksurfaces, limestone floor and large utility cupboards. There are two double bedrooms to the ground floor, one with an en-suite shower room/w.c and to the first floor there is a third bedroom with fitted wardrobes as well as an 11'3 x 7'7 bathroom/w.c.

Outside, there is a small lane approach from Coastguard Lane leading to the stone garage with pitched roof and the property is accessed through arched double gates which lead into the established wall enclosed level lawned gardens with flower & shrub beds and steps down to a lovely sandstone patio area. The gardens have a pleasant outlook towards the church tower. Further benefits include gas fired central heating, oak flooring and viewing is considered essential to appreciate this stunning home and its sought after location close to Hastings Country Park & Nature Reserve.

Price £650,000

# The Old School House Coastguard Lane, Fairlight, TN35 4AB



- A Grade II Listed Former School House
- Beautifully Presented Throughout
- Bespoke Kitchen & Built-in Appliances
- Stone Garage & Parking
- 200 yards from Hastings Country Park
- Three Bedrooms Plus Mezzanine
- Two Contemporary Bathrooms
- Opposite St Andrews Church
- Living Room/Diner with Vaulted Ceiling
- Stone Wall Enclosed Gardens

## Reception Hall

## Living Room/Diner

26'8 x 15'7 (8.13m x 4.75m)

## Mezzanine Area

15'8 x 14'7 (4.78m x 4.45m)

## Kitchen

11'7 x 11'3 (3.53m x 3.43m)

## From Reception Hall, door to

## Bedroom One

13'11 x 10'11 (4.24m x 3.33m)

## Jack n Jill En-Suite Shower

9'8 x 5'4 (2.95m x 1.63m)

## Bedroom Two/Study

12'1 x 10'9 (3.68m x 3.28m)

## First Floor Landing

## Bedroom Three

14'9 x 8'5 (4.50m x 2.57m)

## Bathroom/W.C

11'3 x 7'7 (3.43m x 2.31m)

## Outside

## Stone Garage

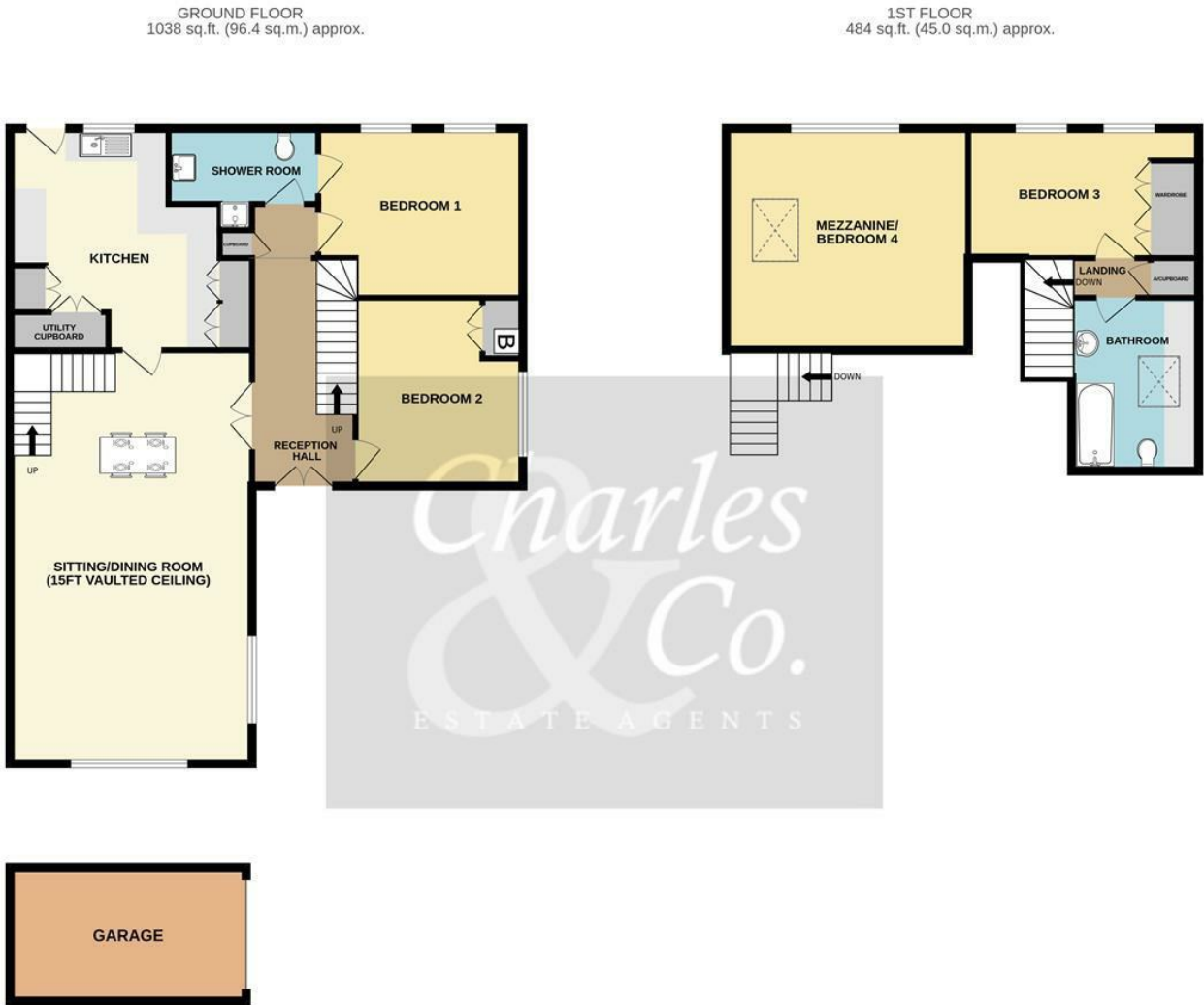
## Gardens

65'0 x 30'0 (19.81m x 9.14m)





# Floor Plan



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	