



## Glendale Briar Close, Fairlight, TN35 4DP

AN IMPRESSIVE AND IMMACULATELY PRESENTED DETACHED FAMILY HOUSE WITH A TWO STOREY, TWO BEDROOM ANNEXE SITUATED WITHIN A SMALL RESIDENTIAL CUL-DE-SAC JUST OFF LOWER WAITES LANE IN FAIRLIGHT AND CLOSE TO THE SAXON SHOREWAY AND THE STUNNING ST. JOHNS' SEAT WALKS TO PETT LEVEL & THE BEACH.

The property provides deceptive and versatile accommodation (over 3,200sq ft.) arranged over two floors to include a 22'9 x 15'0 triple aspect Living Room with feature fireplace, a 20'5 x 17'5 Kitchen/Diner with built-in appliances, a central Island and patio doors leading out to the rear gardens. There is also a downstairs cloakroom/w.c., a Utility Room, a Study and to the first floor there are three double bedrooms (each with en-suites) with the Main Bedroom having fitted wardrobes and a 170sq ft. Sun Terrace which overlook the gardens.

The Annexe has both its' own private entrance and interconnecting doors to the main house with accommodation over two floors incorporating an open plan Lounge/Diner with adjoining modern kitchen, a rear Sun/Garden Room, a downstairs w.c. with two further bedrooms to the first floor, both with en-suites.

Outside, there is a carriage Driveway, a Double Garage with a personal door to the Side Gardens. The South West Rear Gardens are a particular feature with its' sunken BBQ area, extensive lawns, decking and patio areas. Further benefits include Gas fired central heating, upvc Double Glazing and the house is considered ideal for dual family occupation or for home & income opportunities. Available CHAIN FREE and this is considered a must view property.

Price £875,000



# Glendale Briar Close, Fairlight, TN35 4DP



- Impressive Family Home with Annexe
- Favoured Village Location
- Close to Coastal & Countryside Walks
- Main House with Three Bedrooms
- Two Storey, Two Bedroom Annexe
- En-Suites to all Five Bedrooms
- 20'5 x 17'5 Kitchen/Diner
- 22'9 x 15'0 Living Room
- Driveway & 16'8 x 16'2 Garage
- Wonderful South West Facing Gardens

## Entrance Hall

## Downstairs Cloakroom/W.C

## Living Room

22'9 x 15'0 (6.93m x 4.57m)

## Kitchen/Dining Room

20'5 x 17'5 (6.22m x 5.31m)

## Utility Room

9'6 x 6'0 (2.90m x 1.83m)

## Study

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

## First Floor Galleried Landing

23'0 x 11'8 max (7.01m x 3.56m max)

## Bedroom One

15'0 plus wardrobe recess x 12'10 (4.57m plus wardrobe recess x 3.91m)

## En-Suite Bath/Shower Room

11'4 x 6'9 (3.45m x 2.06m)

## Main Bedroom Private Balcony

17'5 x 10'3 (5.31m x 3.12m)

## Bedroom Two

16'0 x 13'3 (4.88m x 4.04m)

## En-Suite Shower Room/W.C

9'10 x 6'0 (3.00m x 1.83m)

## Bedroom Three

15'5 x 13'3 (4.70m x 4.04m)

## En-Suite Shower Room/W.C

8'3 x 6'0 (2.51m x 1.83m)

## Annexe

## Private Entrance Lobby

## Separate W.C

## Living Room/Diner

21'0 x 15'0 (6.40m x 4.57m)

## Kitchen

11'8 x 9'0 (3.56m x 2.74m)

## Sun Room

11'9 x 9'9 (3.58m x 2.97m)

## First Floor Landing

## Bedroom One

16'8 x 11'0 (5.08m x 3.35m)

## En-Suite Shower Room/W.C

8'5 x 4'0 (2.57m x 1.22m)

## Bedroom Two

10'9 x 9'5 (3.28m x 2.87m)

## En-Suite Shower Room/W.C

## Outside

## Front Garden

## Carriage Driveway

## Garage

16'8 x 16'2 (5.08m x 4.93m)

## Side Garden

## Rear Garden







# Floor Plan

GROUND FLOOR  
(INCLUDING ANNEXE)  
1772 sq.ft. (164.6 sq.m.) approx.

1ST FLOOR  
1464 sq.ft. (136.0 sq.m.) approx.



TOTAL FLOOR AREA : 3235 sq.ft. (300.6 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) <b>A</b>			
(81-91) <b>B</b>			<b>81</b>
(69-80) <b>C</b>		<b>68</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	