



## Fairlight View Marsham Brook Lane, Pett Level, TN35 4HF

AN IMMACULATE AND DECEPTIVELY SPACIOUS THREE DOUBLE BEDROOM, TWO RECEPTION ROOM DETACHED CHALET STYLE BUNGALOW. IDEALLY SITUATED IN THE FAVOURED PETT LEVEL AREA CLOSE TO LOCAL COUNTRYSIDE AND COASTAL WALKS AS WELL AS PETT LEVEL BEACH BEING JUST 250 YARDS AWAY WITH AMENITIES IN WINCHELSEA BEACH AND BUS SERVICES ON PETT LEVEL ROAD CONNECTING TO THE HISTORIC TOWNS OF RYE & HASTINGS.

The property was built in 1993 and provides versatile accommodation over two floors which include a Reception Hall with double built-in Cloaks cupboard, a dual aspect Living Room with feature fireplace and twin bow windows and there is also an adjoining Dining Room with French doors leading out to and overlooking the Gardens. The Kitchen has built-in appliances to include a Hotpoint double oven and a four ring gas hob and the downstairs family Bathroom/w.c. has a contemporary suite with an overhead shower. In addition, there are two double ground floor bedrooms and the Main Bedroom is to the first floor with twin Velux windows, built-in wardrobe cupboards and a separate w.c. and a pedestal wash basin.

Outside, there is a beach Driveway extending to the side of the property providing off road parking for up to three vehicles and the gardens are mainly laid to lawn with rear and side decking enjoying privacy and seclusion. Further benefits include gas fired central heating, double glazing and this beautiful coastal home is available Chain Free. Viewing is strictly by appointment with Sole agent Charles & Co.

Price guide £475,000



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- Immaculate Detached Chalet Bungalow
- Kitchen with Built-in Appliances
- Driveway & Lawned Gardens
- To Be Sold CHAIN FREE
- Three Bedrooms & Two Receptions
- Downstairs Modern Bathroom/W.C.
- Favoured Pett Level Area
- Feature Fireplace to Living Room
- First Floor Bedroom & Separate W.C.
- Close to Walks & The Beach

## Covered Entrance

## Reception Hall

12'0 x 9'2 (3.66m x 2.79m)

## Living Room

16'1 x 13'1 (4.90m x 3.99m)

## Dining Room

9'9 x 9'1 (2.97m x 2.77m)

## Kitchen

10'6 x 9'1 (3.20m x 2.77m)

## Bedroom Two

12'10 x 8'8 (3.91m x 2.64m)

## Bedroom Three

11'9 x 9'4 (3.58m x 2.84m)

## Family Bathroom/w.c.

7'6 x 7'0 (2.29m x 2.13m)

## First Floor Landing

## Bedroom One

13'8 x 11'6 (4.17m x 3.51m)

## Separate W.C.

8'9 x 7'5 max (2.67m x 2.26m max)

## Outside

## Driveway

## Gardens







# Floor Plan

GROUND FLOOR  
820 sq.ft. (76.1 sq.m.) approx.



1ST FLOOR  
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 1158 sq.ft. (107.6 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>			
(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	