









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 overbath 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 the property has been protected from any flood risk, details available on request. This beautiful coastal home is available Chain Free and viewing is strictly by appointment with Sole agent Charles & Co.

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









- Immaculate Detached Chalet Bungalow Three Bedrooms & Two Receptions
- Kitchen with Built-in Appliances
- Driveway & Lawned Gardens
- To Be Sold CHAIN FREE
- 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)

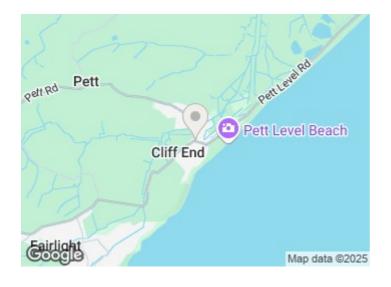
Separate W.C.

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.



TOTAL FLOOR AREA: 1158 sq.ft. (107.6 sq.m.) approx.

ment has been made to ensure the accuracy of the floorplan contained been measurement, next, however, and the contract of the floorplan contained been, measurement, next, norms and any other items are approximate and no responsibility is taken for any envi-rence, the statement. This plan is for illustratine purposes only and should be used as such by any haser. The services, systems and appliances shown have not been tested and no guarante as to their operability or efficiency can be given. Made with Metropix C2024.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



