



Phoenix Lower Waites Lane, Fairlight, TN35 4DD

A SPACIOUS THREE/FOUR BEDROOM MODERN DETACHED HOUSE CENTRALLY LOCATED WITHIN THIS FAVOURED COASTAL VILLAGE AND WITHIN IMMEDIATE WALKING DISTANCE OF LOCAL BUS SERVICES IN SHEPHERDS WAY, LOCAL COUNTRYSIDE WALKS AS WELL AS ACCESS INTO HASTINGS COUNTRY PARK & NATURE RESERVE FROM CHANNEL WAY AND CLOSE TO FAIRLIGHT VILLAGE PUB.

This well presented property is bay fronted and provides versatile accommodation to include a 26'5 x 11'3 dual aspect living room with feature inset Stovax wood burner, a 15'7 x 13'0 max kitchen/breakfast room with built in appliances, a separate dining room (which could be used as a fourth bedroom) and a downstairs utility room/w.c. From the first floor galleried landing there are three double bedrooms, each having a dormer window, a family bathroom/w.c and the main bedroom enjoys an en suite bathroom/w.c. There are also distant views from the first floor rear elevation looking towards Rye Bay and the sea.

Outside, there is a full width driveway to the front providing off road parking for several vehicles with the driveway extending to the side of the property and leading to the 18'8 x 8'5 detached garage with power & light. The rear garden measures 20ft deep x 38ft wide and is laid to artificial grass for ease of maintenance being timber fence enclosed providing seclusion.

Further benefits include gas fired central heating, upvc double glazing and the property is to be sold CHAIN FREE. Viewing is strictly by appointment with Sole agent, Charles & Co.

Price £435,000

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- Three/Four Bedroom Detached House
- Fitted Kitchen with Built in Appliances
- En-Suite & Family Bathroom/W.C
- To Be Sold Chain Free
- Situated in this Favoured Village Setting
- 26'0 Bay Fronted Living Room
- Parking with Driveway to Two Sides
- Close To Coastal & Countryside Walks
- Stunning Inset Stovax Wood Burner
- Detached Garage & Enclosed Rear Garden

Reception Hall

14'11 x 5'10 (4.55m x 1.78m)

Living Room

26'5 into bay x 11'3 (8.05m into bay x 3.43m)

Dining Room/Bedroom Four

10'10 x 9'6 (3.30m x 2.90m)

Kitchen/Breakfast Room

13'0 x 9'7 extending to 15'7 into recess (3.96m x 2.92m extending to 4.75m into recess)

Downstairs Cloaks/Utility

5'9 x 4'10 (1.75m x 1.47m)

First Floor Galleried Landing

10'4 plus window recess x 6'3 (3.15m plus window recess x 1.91m)

Bedroom One

15'8 x 11'3 (4.78m x 3.43m)

En-suite Bathroom/w.c.

9'3 x 7'10 (2.82m x 2.39m)

Bedroom Two

12'3 x 11'10 into recess (3.73m x 3.61m into recess)

Bedroom Three

11'10 x 9'2 (3.61m x 2.79m)

Family Bathroom

8'3 x 7'10 (2.51m x 2.39m)

Outside

Driveway

Detached Garage

18'8 x 8'5 (5.69m x 2.57m)

Rear Garden

20ft deep x 38ft wide (6.10mft deep x 11.58mft wide)





Floor Plan

GROUND FLOOR
655 sq.ft. (60.9 sq.m.) approx.

1ST FLOOR
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA: 1290sq.ft. (119.8 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			
(81-91) 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	