



No.1 Market Garden Development, Fairlight, TN35 4DB

**** A BRAND NEW & EXCLUSIVE VILLAGE CLOSE DEVELOPMENT ** AN OPPORTUNITY ARISES TO SECURE THIS TWO BEDROOM (PLUS STUDY) END OF TERRACE FAMILY HOUSE OCCUPYING A CORNER PLOT WITH A DRIVEWAY TO THE SIDE, A 50ft LAWNED REAR GARDEN, A FITTED KITCHEN WITH INTERGRATED APPLIANCES, DOWNSTAIRS CLOAKROOM/W.C., FAMILY BATHROOM AND PEACE OF MIND WITH A 10 YEAR LABC HOUSE WARRANTY. THE PROPERTY IS ALSO AVAILABLE FOR IMMEDIATE OCCUPATION.**

Charles & Co. are proud to be acting on the sale of this attractive Sussex style three bedroom end of terrace house with half tiled elevations within and forming part of a small residential cul-de-sac of just sixteen homes providing a balance of house types from Terraced to Semi-detached and Detached within this sought after village location close to local countryside and coastal walks including Hastings Country Park and the Saxon Shore Way. The village Pub 'The Cove' is a short walk away as is Fairlight recreational grounds with its Tennis Court & Bowling Club and bus services run from Waites Lane connecting to the historic Towns of Hastings & Rye.

No.1 provides accommodation to include a 9'4 x 9'1 Kitchen with integrated Lamona fridge/freezer, washing machine, dishwasher, induction hob and a Bosch electric double oven. The dual aspect Living Room/Diner has French Doors leading to the rear patio, there is a Downstairs w.c. with two bedrooms and a study to the first floor and a Family Bathroom/w.c. Further benefits include gas fired central heating, upvc double glazing and the house is ready to move into ready for Christmas. Viewing is considered essential and is strictly by Appointment with Charles & Co.

Price £395,000

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- Brand New Terraced House
- Exclusive Village Development
- Close to Local Walks
- Corner Plot Position
- Kitchen with Built-in Appliances
- Downstairs Cloakroom/W.C
- Living Room/Diner
- Two Bedrooms & Study
- Contemporary Bathroom/W.C.
- LABC 10 Year Warranty

Entrance Hall

13'6 x 6'6 max (4.11m x 1.98m max)

Study

9'2 x 6'10 max (2.79m x 2.08m max)

Downstairs Cloakroom/W.C

6'6 x 3'0 (1.98m x 0.91m)

Family Bathroom/W.C

7'10 x 6'4 (2.39m x 1.93m)

Lounge/Diner

17'5 x 16'2 max (5.31m x 4.93m max)

Outside

Driveway

Kitchen

9'4 x 9'1 (2.84m x 2.77m)

Rear Garden

50'0 (15.24m)

Galleried First Floor Landing

16'2 x 6'6 (4.93m x 1.98m)

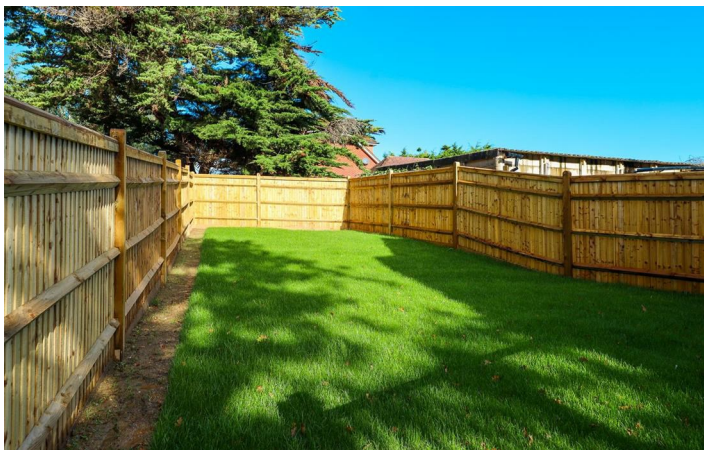
Bedroom One

17'6 x 10'7 max (5.33m x 3.23m max)

Bedroom Two

12'0 max x 8'11 (3.66m max x 2.72m)





Floor Plan

GROUND FLOOR
452 sq.ft. (42.0 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 910 sq.ft. (84.6 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) 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 | |