



No.16 Market Garden Development , Fairlight, TN35 4DB

**** A BRAND NEW & EXCLUSIVE VILLAGE CLOSE DEVELOPMENT ** AN OPPORTUNITY ARISES TO SECURE THIS THREE BEDROOM SEMI-DETACHED FAMILY HOUSE OCCUPYING A CORNER PLOT WITH A DRIVEWAY TO THE SIDE, INTEGRAL GARAGE, A SOUTH FACING REAR GARDEN, A FITTED KITCHEN WITH INTEGRATED APPLIANCES AND CENTRAL ISLAND, DOWNSTAIRS CLOAKROOM/W.C., EN-SUITE & 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 semi-detached 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 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.16 provides accommodation to include a 11'10 x 11'8 Kitchen/Breakfast Room with integrated Lamona fridge/freezer, washing machine, dishwasher, induction hob and a Bosch electric double oven. The 15'0 x 11'8 Living Room/Diner has French Doors leading to the rear patio, there is a downstairs w.c. with three bedrooms to the first floor, an en-suite to Bedroom one and a Family Bathroom/w.c. Further benefits include a south facing garden with raised patio and decking area, 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 £485,000

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- Brand New Semi-Detached House
- Exclusive Village Development
- Corner Plot Position
- Kitchen with Built-in Appliances
- 15'0 x 11'8 Living Room/Diner
- Three Double Bedrooms
- Bathroom/W.C. & En-Suite
- South Facing Rear Garden
- Driveway & Integral Garage
- LABC 10 Year Warranty

Entrance Hallway

19'0 (5.79m)

Downstairs Cloakroom/W.C

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

Living Room/Diner

15'0 x 11'8 (4.57m x 3.56m)

Kitchen/Breakfast Room

11'10 x 11'8 (3.61m x 3.56m)

Galleried First Floor Landing

Bedroom One

12'2 x 10'3 (3.71m x 3.12m)

En-Suite Shower Room

7'0 x 4'6 (2.13m x 1.37m)

Bedroom Two

14'3 x 11'10 max (4.34m x 3.61m max)

Bedroom Three

16'8 x 9'10 (5.08m x 3.00m)

Family Bathroom/W.C.

7'2 x 7'0 (2.18m x 2.13m)

Outside

Front Garden

Driveway

Integral Garage

20'0 x 9'11 (6.10m x 3.02m)

Rear Garden





Floor Plan

GROUND FLOOR
673 sq.ft. (62.5 sq.m.) approx.

1ST FLOOR
667 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA: 1340 sq.ft. (124.5 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	