



Meadow Cottage Pett Level Road, Fairlight, TN35 4EA

A STUNNING FOUR BEDROOM, THREE RECEPTION ROOM DETACHED FAMILY HOUSE WITH A 70ft GATED DRIVEWAY AND BACKING ONTO OPEN FIELDS IN THIS SOUGHT AFTER VILLAGE LOCATION CLOSE TO LOCAL COUNTRYSIDE & COASTAL WALKS AS WELL AS BUS SERVICES CONNECTING TO THE HISTORIC TOWNS OF RYE & HASTINGS AND WALKING DISTANCE OF HASTINGS COUNTRY PARK.

The property is immaculately presented throughout and was built in 1999 to a high specification providing comfortable living accommodation arranged over two floors to include a living room with feature fireplace, a separate dining room with adjoining conservatory, a 14'7 x 11'4 kitchen/breakfast room with integrated appliances and a separate utility room. There is also a downstairs cloakroom/w.c and an 11'7 x 8'7 study to the ground floor. From the first floor landing there are four double bedrooms with fully fitted wardrobes to the main bedroom and an impressive en-suite bath/shower room with a stand alone bath as well as a family bathroom/w.c with a separate shower cubicle.

A particular feature of the property are the gardens with the house itself sitting centrally within the large plot. To the front there is a double gated 70ft driveway providing off road parking for several vehicles as well as a garage with double doors. The rear gardens have been beautifully established by the current owners with a variety of flowers, shrubs & plants and are mainly laid to lawn with a patio area and pergola to the side as well as a rear enclosed area of garden with a summer house and a timber shed (with power). The gardens also back onto open fields and enjoy a southerly aspect. Further benefits include gas fired central heating double glazing and viewing is considered essential with Sole agent, Charles & Co.

Price £695,000

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- Beautiful Detached House
- Immaculately Presented
- Bathroom & En-Suite
- Coastal & Countryside Walks
- Four Bedrooms, Three Receptions
- Kitchen & Separate Utility
- 70ft Driveway & Garage
- Favoured Village Location
- Double Glazed Conservatory
- 80ft South Facing Rear Garden

Entrance Porch

Entrance Hall

11'0 x 6'5 (3.35m x 1.96m)

Living Room

15'0 x 14'0 (4.57m x 4.27m)

Dining Room

12'11 x 11'0 (3.94m x 3.35m)

Conservatory

12'10 x 7'10 (3.91m x 2.39m)

Kitchen/Breakfast Room

14'7 x 11'4 (4.45m x 3.45m)

Utility Room

11'7 x 5'0 (3.53m x 1.52m)

Separate W.C

Study

11'7 x 8'7 (3.53m x 2.62m)

First Floor Landing

Bedroom One

15'3 x 11'7 (4.65m x 3.53m)

En-Suite Shower/Bathroom

8'8 x 5'8 (2.64m x 1.73m)

Bedroom Two

14'8 x 10'5 (4.47m x 3.20m)

Bedroom Three

10'4 x 9'10 (3.15m x 3.00m)

Bedroom Four

10'4 x 9'2 (3.15m x 2.79m)

Family Bath/Shower Room

8'8 x 5'6 (2.64m x 1.68m)

Outside

Front Garden

80'0 (24.38m)

Driveway

70'0 (21.34m)

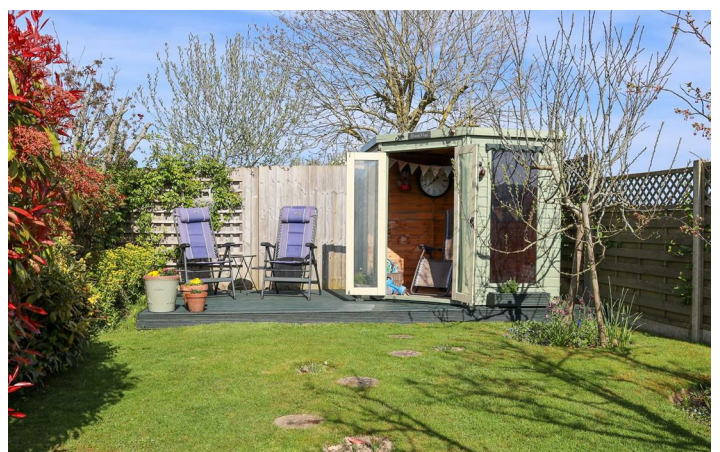
Garage

16'7 x 9'3 (5.05m x 2.82m)

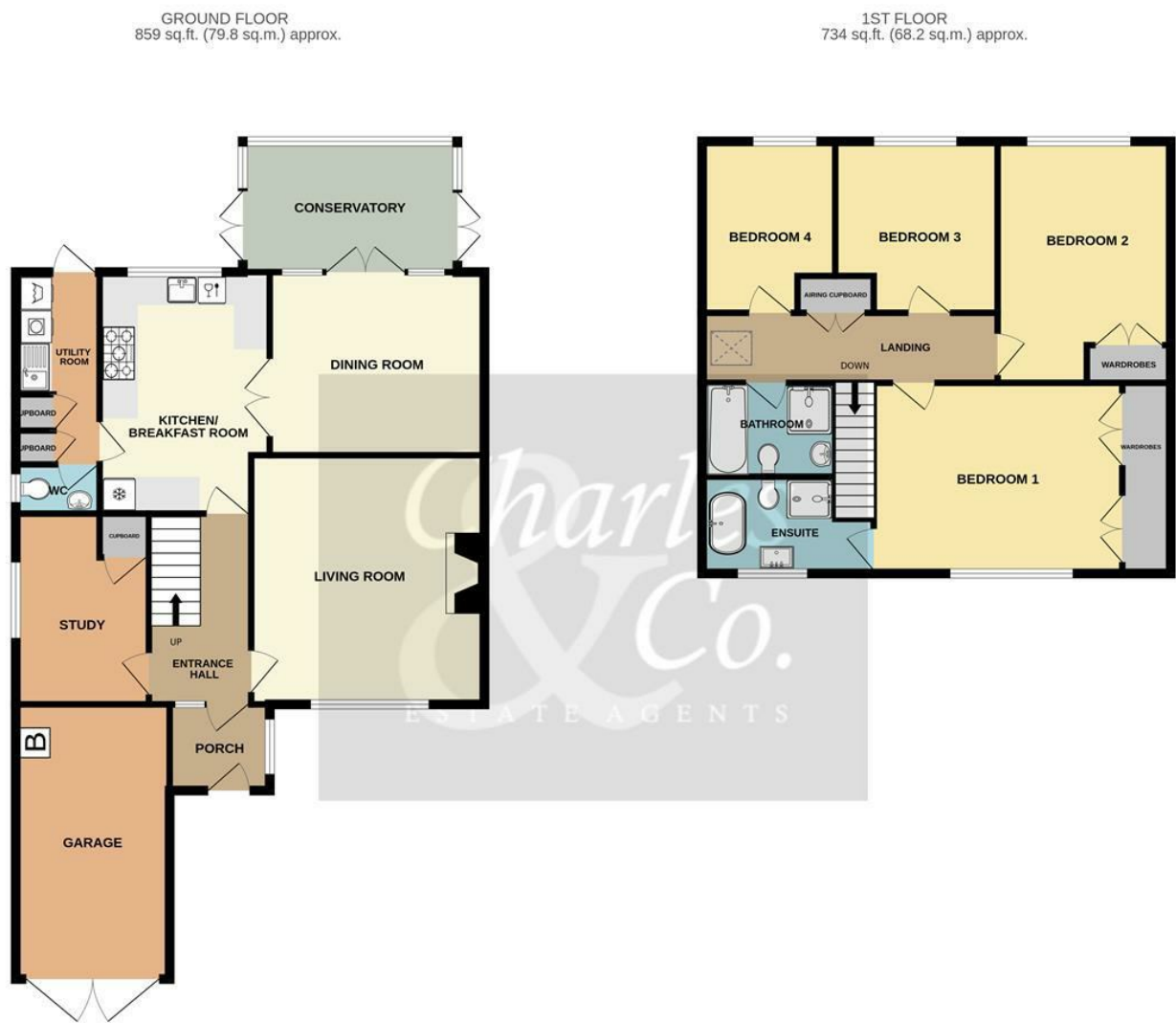
Rear Garden

80'0 (24.38m)





Floor Plan



TOTAL FLOOR AREA : 1593 sq.ft. (148.0 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		84
(69-80) C	76	
(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