



Little Dene Shepherds Way, Fairlight, TN35 4BB

A WELL PRESENTED AND DECEPTIVE THREE BEDROOM, TWO RECEPTION ROOM DETACHED HOUSE, OCCUPYING A LARGE PLOT WITH BEAUTIFUL GARDENS WITH THE BENEFIT OF SELF CONTAINED GUEST ACCOMMODATION AT GARDEN LEVEL AND SITUATED CLOSE TO LOCAL COUNTRYSIDE & COASTAL WALKS AS WELL AS THE VILLAGE PUB WITH LOCAL BUS SERVICES CONNECTING TO THE HISTORIC TOWNS OF RYE & HASTINGS.

The property provides versatile accommodation arranged over two floors to include a 20'3 x 12'2 bay fronted living room with feature fireplace and wood burner, a separate dining room and a fitted kitchen with built-in appliances. There is also a 16'11 x 6'10 conservatory with an adjoining balcony overlooking the rear gardens. All three bedrooms are doubles with fitted wardrobes to the main bedroom and there is also a shower room/w.c and a further bath/shower room at garden level.

Outside, there are lawned and hedge enclosed front gardens which includes a 60ft driveway providing off road parking, a garage and there is gated access on both sides of the property. The rear gardens are a particular feature and include a 37ft wide raised sun terrace which is accessed directly from the dining room and overlooks the gardens. The gardens are established and landscaped being mainly laid to lawn with flower, shrubs & trees and hedge & timber fence enclosed. There is a central patio area with two timber garden sheds and the gardens enjoy a southerly aspect, perfect for the keen gardener. Further benefits include gas fired central heating, upvc double glazing and viewing is considered essential to appreciate the flexibility of space and its beautiful gardens. Viewing is strictly by appointment with Sole agent, Charles & Co.

Price £549,950

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- Deceptive Detached House
- Favoured Village Location
- Conservatory & Balcony
- Early Viewing Essential
- Three Double Bedrooms
- Immaculately Presented
- Driveway & Garage
- Accommodation over Two Floors
- Two Reception Rooms
- Sun Terrace & 100ft Rear Garden

Covered Entrance

Entrance Hall

15'2 x 5'3 (4.62m x 1.60m)

Living Room

20'3 x 12'2 (6.17m x 3.71m)

Kitchen

13'6 x 11'4 (4.11m x 3.45m)

Dining Room

12'7 x 11'2 (3.84m x 3.40m)

Conservatory

16'11 x 6'10 (5.16m x 2.08m)

Balcony

Bedroom One

13'4 x 11'5 max (4.06m x 3.48m max)

Bedroom Two

12'2 x 11'2

Shower Room/W.C.

9'9 x 5'5 (2.97m x 1.65m)

Garden Level

Bedroom Three

14'10 x 10'5 (4.52m x 3.18m)

Utility/Rear Hallway

11'3 x 6'2 (3.43m x 1.88m)

Bath/Shower Room

11'3 x 5'11 (3.43m x 1.80m)

Outside

Front Garden

Driveway

60'0 (18.29m)

Garage

15'3 x 8'7 (4.65m x 2.62m)

Rear Sun Terrace

37'0 x 11'0 (11.28m x 3.35m)

Outside Utility/W.C.

7'1 x 5'1 (2.16m x 1.55m)

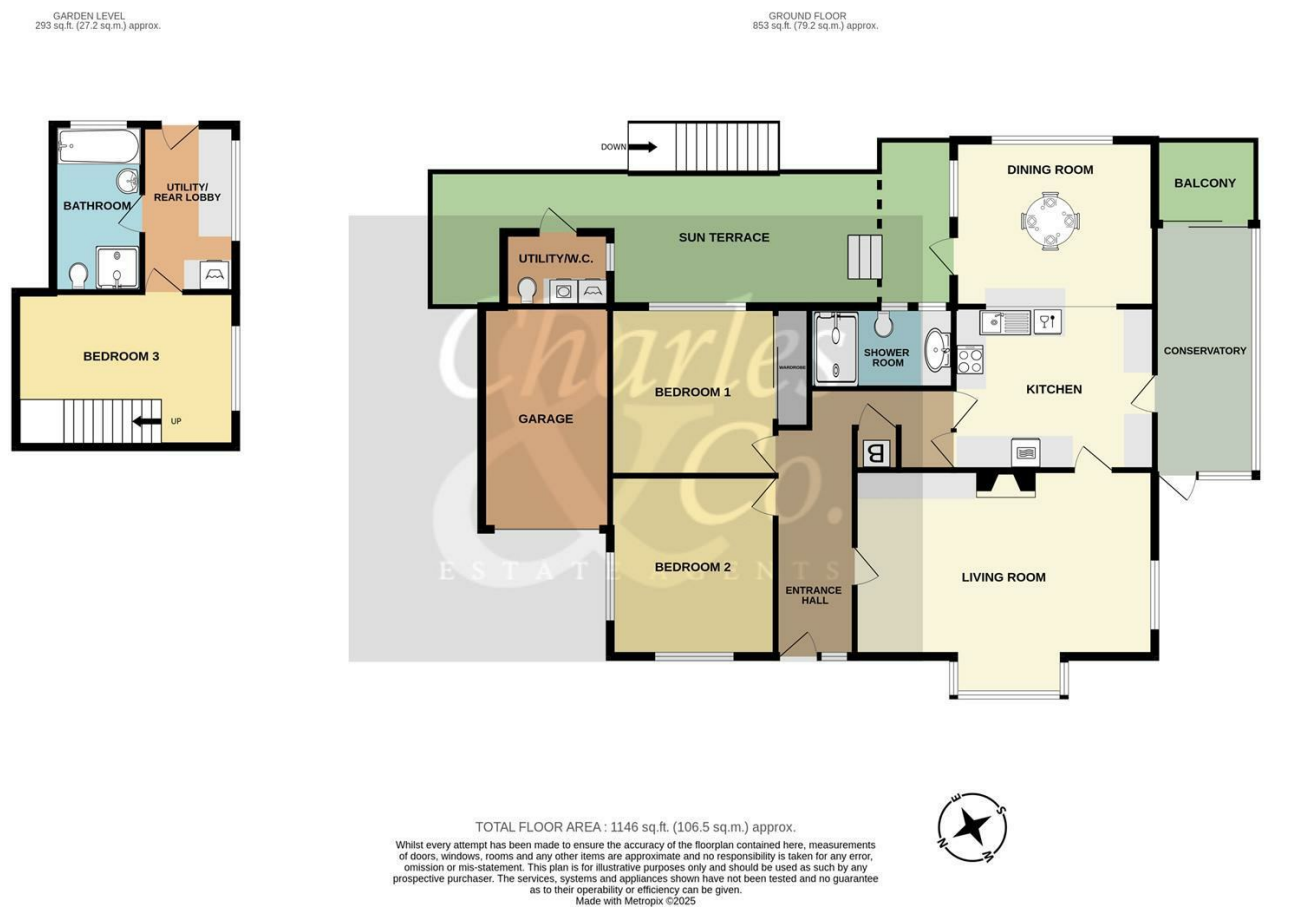
Rear Garden

100'0 (30.48m)





Floor Plan



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.

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		
	68	79
England & Wales		
EU Directive 2002/91/EC		