



Firecrest, Gorsethorn Way, Fairlight, TN35 4BQ

A FIVE BEDROOM, THREE RECEPTION ROOM DETACHED FAMILY HOUSE INCORPORATING A SEPARATE GUEST/ANNEXE ACCOMMODATION WITH WRAP AROUND GARDENS IN THIS FAVOURED VILLAGE LOCATION WITHIN 250 YARDS OF ACCESS INTO HASTINGS COUNTRY PARK FROM CHANNEL WAY AS WELL AS BEING CLOSE TO LOCAL COASTAL AND COUNTRYSIDE WALKS.

The property provides versatile living accommodation arranged over two floors to include a large reception hall, a dual aspect living room with feature fireplace, a separate dining room and a 14'11 x 9'11 fitted kitchen with built-in appliances and door out into the gardens. There is also a downstairs bedroom four and a shower room/w.c in addition to the guest/annexe which includes a kitchenette, a dual aspect lounge/diner and a fifth bedroom/study. To the first floor there are three double bedrooms with fitted wardrobes to bedroom one and there is also a family bathroom/w.c with a separate shower cubicle.

Outside, the wrap around gardens are level and mainly laid to lawn with a patio area & pergola to the side enjoying a southerly aspect and there are additional rear gardens with a westerly aspect. The side access leads directly to the annexe or it can be accessed from the reception hallway. The double width driveway provides off road parking for up to four vehicles and further benefits include views over Fairlight towards Rye Bay & the sea, gas fired central heating, double glazing and viewing is strictly by appointment to appreciate this lovely property which would suit additional family members or the opportunity for home and income.

Price £750,000

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- Detached Family House
- Guest/Annexe Accommodation
- Double Width Driveway
- Viewing Considered Essential

- Close to Hastings Country Park
- Ground & First Floor Bathrooms
- Wrap Around Gardens

- Five Bedrooms, Three Reception Rooms
- Kitchen with Built-in Appliances
- Views over Fairlight to Rye Bay

Reception Hall

20'5 x 8'0 (6.22m x 2.44m)

Living Room

18'0 x 16'2 (5.49m x 4.93m)

Dining Room

12'3 x 11'3 (3.73m x 3.43m)

Kitchen/Breakfast Room

14'11 x 9'11 (4.55m x 3.02m)

Bedroom Four

11'6 x 9'4 plus door recess (3.51m x 2.84m plus door recess)

Downstairs Shower Room/W.C

Door from Reception Hall

Guest Annexe

Kitchenette

13'11 x 7'7 (4.24m x 2.31m)

Lounge/Diner

17'7 x 17'3 max (5.36m x 5.26m max)

Bedroom Five/Study

9'6 x 6'10 (2.90m x 2.08m)

First Floor Galleried Landing

Bedroom One

14'9 x 14'6 (4.50m x 4.42m)

Bedroom Two

15'0 x 13'0 max (4.57m x 3.96m max)

Bedroom Three

12'5 x 12'0 (3.78m x 3.66m)

Family Bathroom/W.C

10'10 x 6'8 (3.30m x 2.03m)

Outside

Front Garden

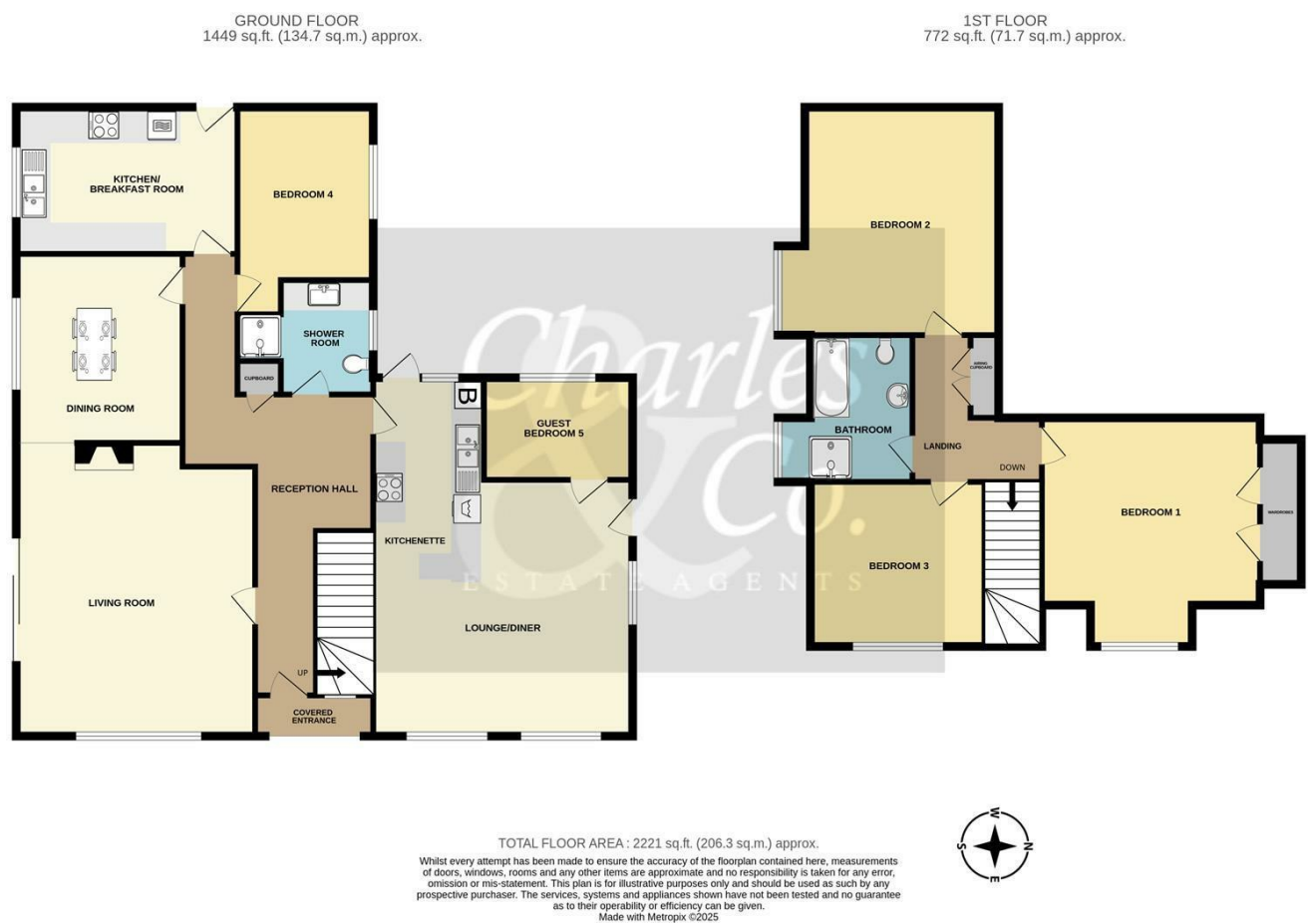
Driveway

Wrap Around Gardens





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.

Tel: 01424 259675 Email: charles@charlesco.uk www.charlesco.uk

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		