



Talisman Briar Close, Fairlight, TN35 4DP

AN IMPRESSIVE AND SPACIOUS THREE BEDROOM, THREE BATHROOM DETACHED HOUSE OF INDIVIDUAL ARCHITECTURAL DESIGN SET WITHIN THIS QUIET AND SOUGHT AFTER VILLAGE LANE LOCATION CLOSE TO LOCAL COUNTRYSIDE & NATIONAL TRUST WALKS AS WELL AS HASTINGS COUNTRY PARK.

This deceptive Fairlight village property was designed and built in 2006 for the current owner and provides versatile accommodation arranged over two floors to include a large reception hallway with central returning staircase, three ground floor bedrooms including a 12' x 11'9" main bedroom with a walk-in wardrobe area and an en-suite shower room/W.C., a contemporary family bathroom/W.C. and a separate utility room/kitchenette.

A particular feature of this wonderful home is the first floor 31'10" x 19' (approx 600sq ft) open plan Living Room/Diner which includes a 19ft wide floor to ceiling bay window which looks directly over the front gardens and the rolling countryside beyond. There is also a fitted kitchen to the first floor which has built-in appliances and there is a separate shower room/W.C. as well. Outside, there is a sweeping 'in and out' carriage driveway with the front gardens measuring approximately 60' x 60'. In addition, there is an integral garage and a 36ft deep x 70ft wide southwest facing rear garden with patio and lawned area as well as a large greenhouse. Further benefits include upvc double glazing, gas fired central heating and viewing is considered essential with Sole Agent Charles & Co. to appreciate its' position close to some beautiful local walks with views over the Sea.

Price £650,000

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- Individual Architect Design
- Contemporary Detached Home
- Outstanding Open Views
- First Floor Open Plan Living Room
- Three Bedrooms
- Two Bathrooms
- En Suite to Main Bedroom
- Kitchen & Utility
- Driveway & Garage
- Lawn & Patio Gardens

Reception Hallway

25'0 x 6'10 (7.62m x 2.08m)

Inner Hallway

Bedroom One

12'0 x 11'9 (3.66m x 3.58m)

Wardrobe Area

En Suite Shower Room

7'0 x 6'4 (2.13m x 1.93m)

Bedroom Two

13'0 x 9'0 (3.96m x 2.74m)

Bedroom Three

14'2 x 7'8 (4.32m x 2.34m)

Downstairs Family Bathroom/W.C

9'3 x 7'3 (2.82m x 2.21m)

Kitchenette/Utility

9'4 x 7'0 (2.84m x 2.13m)

First Floor

Open Plan Living/Dining Room

31'0 x 19'0 (9.45m x 5.79m)

Kitchen

11'9 x 9'10 (3.58m x 3.00m)

Shower Room/W.C

6'10 x 5'3 (2.08m x 1.60m)

Outside

Driveway

Front Garden

60'0 x 60'0 (18.29m x 18.29m)

Integral Garage

19'7 x 9'10 (5.97m x 3.00m)

Rear Garden

36'0 deep x 70'0 wide (10.97m deep x 21.34m wide)





Floor Plan

GROUND FLOOR
1104 sq.ft. (102.5 sq.m.) approx.

1ST FLOOR
906 sq.ft. (84.2 sq.m.) approx.



TOTAL FLOOR AREA: 2010 sq.ft. (186.7 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	