



BURGESS & CO. Comox, The Avenue, Fairlight, TN35 4DE
01424 222255

£525,000 Freehold



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Burgess & Co are delighted to bring to the market this bright and spacious detached chalet house situated in a quiet residential area of the sought after village of Fairlight. Ideally located within walking distance of bus services and beautiful countryside and coastal walks. The historic town of Hastings and Rye are within 6 & 8 miles respectively, providing local schooling, shopping facilities, restaurants, and mainline railway stations. The accommodation is arranged to provide to the ground floor a spacious entrance hall, an open plan living/dining room, a re-fitted modern kitchen, a modern utility/shower room, and a double bedroom. To the first floor there are three further bedrooms with countryside views and a modern family bathroom. The property benefits from gas central heating, double glazing, 16 solar panels, a high standard of decoration throughout, off road parking for several vehicles, a garage of which part has been used to form the utility/shower room, and enclosed gardens to the front and rear. Viewing is highly recommended to not only appreciate this desirable location but all that this property has to offer.

Porch

With double glazed frosted window & door to

Entrance Hall

With radiator, stairs to First Floor, bespoke understairs cupboards, double glazed window to the side.

Living Room

16'4 x 13'2

With two radiators, feature fireplace, double glazed bi-fold doors to the rear. Opening to

Dining Room

12'1 x 9'2

With radiator, double glazed window to the rear.

Kitchen

12'1 x 9'6

Comprising matching range of wall & base units, worksurface, inset sink unit, tiled splashbacks, gas hob, oven under, extractor hood over, integrated fridge/freezer & dishwasher, radiator, spotlights, double glazed window to the side, single glazed door to Rear Porch with double glazed window & door to the front.

Utility/Shower Room

9'9 x 8'3

Comprising matching wall & base units, worksurface, inset sink, appliance space, cupboard housing boiler & solar panel system (owned outright), partly tiled walls, low level w.c, radiator, shower with electric shower, inset ceiling spotlights, double glazed frosted window to the side.

Bedroom Four

12'4 x 8'6

With radiator, double glazed window to the front.

First Floor Landing

With radiator, airing cupboard, access to loft being insulated & boarded (no ladder).

Bedroom One

13'6 x 12'8

With radiator, built-in wardrobes, double glazed window to the rear.

Bedroom Two

11'4 x 9'9

With radiator, double glazed window to the front.

Bedroom Three

13'7 x 6'6

With radiator, double glazed window to the side.

Family Bathroom

8'2 x 6'7

Comprising bath with electric shower over, low level w.c, vanity unit with inset wash hand basin & mixer tap, radiator, inset ceiling spotlights, double glazed frosted window to the side.

Outside

To the front there is an area of lawn, mature shrubs & hedges, side access and a driveway providing off road parking leading to the garage. To the rear there is a large area of lawn & a patio area being enclosed by mature hedging enjoying privacy & seclusion.

Garage

10'3 x 8'6

Being double height with up & over door, part now forms the utility area, a storage area, door to under house storage.

NB

Council tax band: E

