



BURGESS & CO.
01424 222255

Ebury, Fyrsway, Fairlight, TN35 4BG

£745,000 Freehold



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Burgess & Co are delighted to bring to the market this very impressive, bright and spacious detached chalet bungalow that has been recently extended and modernised. Situated in the much sought after village of Fairlight being ideally located being close to nearby coastal and countryside walks, a local village pub and farm shop, bus services which run to the historic towns of Hastings and Rye with an array of shopping facilities, schools, mainline railway stations and seafronts. The accommodation is arranged to provide a spacious entrance hall, three bedrooms, a modern fitted shower room, and a particular feature is the 43'3ft open plan living/dining area with light lantern box opening up to a large modern fitted kitchen area with breakfast bar, a utility room and a cloakroom. To the first floor there is a 15'2ft dressing area, a 21'9ft main bedroom overlooking the rear garden and a modern en-suite bathroom. The property benefits from ample off road parking, double glazing, gas central heating, a good size South facing rear garden and a particular feature is the brick built cabin/games room at the bottom of the garden. Viewing is considered essential to truly appreciate not only the tranquil location, but all that this property has to offer.

Entrance Hall

With modern vertical radiator, stairs to first floor.

Open Plan Living/Dining/Kitchen

43'4 x 41'6

With four modern vertical radiators, feature fireplace with log burner & surround, feature panelled wall, inset ceiling spotlights, LED strip, double glazed light lantern box, three double glazed windows to the rear aspect, and double glazed patio doors to the rear garden.
Kitchen area – Comprising matching range of modern wall & base units, worksurface, inset 1 & 1/2 bowl sink unit, integrated Bosch induction hob with extractor hood over, integrated eye level Bosch double oven, space for American style fridge/freezer & dishwasher, breakfast bar area with Elm wooden worktop, double glazed light lantern box, double glazed window to the front, double glazed door to the side. Door to

Utility Area

Comprising base units, worksurface, inset sink unit, space for appliances, vertical radiator, door to Boiler Room with water tank, new Worcester boiler, fuse box.

Separate W.C

Comprising low level w.c, wash hand basin.

Bedroom

13'9 x 11'9

With vertical radiator, inset ceiling spotlights, double glazed window to the front & side.

Bedroom

10'8 x 9'9

With radiator, inset ceiling spotlights, double glazed window to the front.

Bedroom

12'10 x 9'0

With vertical radiator, inset ceiling spotlights, double glazed window to the side.

Shower Room

9'8 x 6'7

Comprising large walk-in shower with waterfall shower head & further attachment, vanity unit with inset wash hand basin with waterfall tap, low level w.c, tiled walls & floor, LED mirror, inset ceiling spotlights, vertical towel radiator, underfloor heating, two double glazed frosted windows to the side.

First Floor

Bedroom Suite

21'9 x 16'7

With three double glazed Velux windows, double glazed French doors to Juliet Balcony.

Dressing Area

15'2 x 12'4

With double glazed Velux window

En-suite

15'5 x 8'3

With double glazed Velux window.

Outside

To the front there is a large mature hedge providing privacy and a driveway providing off road parking for four vehicles. To the rear there is a patio area with brick surround, a pathway with area of lawn to either side, outside lighting, electric points, outside tap,

mature hedging to both sides providing privacy, a further patio area, a deck area and access to

Cabin/Games Room

27'2 x 14'2

With log burner, breakfast bar area, base units, worksurface, inset sink, space for fridge/freezer & cooker, two double glazed Velux windows, four double glazed windows. Door to W.C with low level w.c, pedestal wash hand basin, space for shower, double glazed window.

NB

Council tax band: D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	81
(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