



Seascape, Coastguard Lane, Fairlight, TN35 4AB

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Guide Price £1,200,000

An incredibly RARE OPPORTUNITY has arisen to acquire this FOUR BEDROOM, THREE RECEPTION ROOM, THREE BATHROOM, DETACHED HOUSE with AMAZING COUNTRYSIDE and SEA VIEWS located towards the end of this RARELY AVAILABLE countryside lane abutting Hastings Country Park.

The property occupies a FANTASTIC POSITION which is extremely PRIVATE AND SECLUDED, whilst also being elevated and boasting SENSATIONAL VIEWS over the countryside and towards the sea.

Inside, the accommodation is spacious and versatile comprising a porch, GRAND ENTRANCE HALLWAY with VALUED CEILING, a DINING ROOM that seamlessly flows into a KITCHEN-BREAKFAST ROOM which further extends into a SUN ROOM. The downstairs space also offers a UTILITY ROOM, WC, BEDROOM which could be considered ideal for annexe accommodation with its own SUN ROOM/ KITCHENETTE and EN SUITE.

A particular feature of the first floor is its STUNNING BRIGHT AND AIRY LOUNGE which offers UNRIVALLED VIEWS and leads out to a ROOF TERRACE, THREE FURTHER BEDROOMS one with EN SUITE, and a main family bathroom.

To the front of the property is a LARGE DRIVEWAY accessed via GATES and leading to the aforementioned DOUBLE GARAGE and the property also has the benefit of PV SOLAR PANELS with battery storage and solar hot water panels.

Please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE PORCH

Spacious with door leading to the garage, door to:

GRAND ENTRANCE HALLWAY

Stairs rising to first floor accommodation with glass balustrade, under stairs storage/ cloaks cupboard, radiator, vaulted ceiling, door to:

DINING ROOM

15'4 x 12'10 (4.67m x 3.91m)

Double glazed window to front aspect, radiator, open plan to:

KITCHEN-BREAKFAST ROOM

13'7 x 12'11 (4.14m x 3.94m)

Double glazed window to rear aspect with views over the garden, induction hob with extractor above, integrated Neff oven, integrated Neff microwave, integrated dishwasher, integrated fridge, e American style fridge freezer, 1 1/2 bowl sink unit with fitted waste disposal, breakfast bar, tiled flooring with underfloor heating, leading seamlessly to:

SUN ROOM

18'1 max x 13'4 max (5.51m max x 4.06m max)

Light and airy room which offers an extremely secluded feel with double glazed windows to side aspect, double glazed French doors to side aspect leading out to the garden, tiled flooring with underfloor heating.

UTILITY ROOM

10'6 x 7'7 (3.20m x 2.31m)

Comprising a range of eye and base level units with worksurfaces, space and plumbing for washing machine, space for tumble dryer, wall mounted gas fired boiler, integrated pull out ironing board, double glazed window and door to rear aspect leading out to garden.

DOWNSTAIRS WC

6'9 x 3'3 (2.06m x 0.99m)

Dual flush wc, wash hand basin with storage below, part tiled walls, tiled flooring, double glazed obscured window to rear aspect.

BEDROOM

15'1 narrowing to 12'6 x 12'11 (4.60m narrowing to 3.81m x 3.94m)

This room could be considered ideal for annexe accommodation with the en-suite and sun room/ kitchenette.

Two built in wardrobes, double glazed window to side aspect, double glazed window and door to rear aspect, door to:

EN SUITE

Walk in double shower, wc, wash hand basin with tiled splashback, extractor fan.

SUN ROOM/ KITCHENETTE

11'5 x 5'7 (3.48m x 1.70m)

Double glazed windows to both side and rear aspects, door leading out to the garden, storage cupboards, worksurfaces, stainless steel inset sink with mixer tap.

FIRST FLOOR LANDING

Loft hatch, double glazed window to front aspect, radiator.

LOUNGE

17'9 x 16'6 plus bay (5.41m x 5.03m plus bay)

Triple aspect room enjoying sensational countryside and sea views, two radiators, tilt and turn door leading to:

SUN TERRACE

Private and secluded terrace with metal and glass balustrade, enjoying fantastic views ideal for seating and entertaining.

BEDROOM

13'5 max x 12'11 (4.09m max x 3.94m)

Double glazed window to rear aspect enjoying fantastic countryside and sea views, built in wardrobes, radiator.

BEDROOM

11'11 x 11'10 (3.63m x 3.61m)

Double glazed window to front aspect, radiator, built in storage cupboard, door to:

EN SUITE

Walk in double shower, dual flush wc, wash hand basin with tiled splashback and storage below, heated towel rail, part tiled walls, extractor fan, double glazed obscured window to side aspect.

BEDROOM

11'4 x 7'7 (3.45m x 2.31m)

Double glazed window to side aspect, radiator.

BATHROOM

11'4 x 6'9 (3.45m x 2.06m)

Panelled bath with mixer tap and shower attachment, separate shower, dual flush wc, bidet, wash hand basin, built in storage, chrome ladder style radiator, double glazed window to rear aspect enjoying the aforementioned views, tiled walls, tiled flooring.

DOUBLE GARAGE

20'6 x 16'2 (6.25m x 4.93m)

Up and over electric door, obscured window to side aspect, range of storage cupboards, power and lighting.

REAR GARDEN

A particular feature of the property, being beautifully presented, private and secluded wrap around gardens. The main section of garden is mainly laid to lawn and features a range of mature shrubs, plants and trees in addition to hedged borders. There are multiple patio areas ideal for seating and entertaining, hot tub, storage shed and outside water tap.

OUTSIDE - FRONT

Gated access to a large driveway providing off road parking for multiple vehicles and leading to the aforementioned double garage and an electric vehicle charging point.

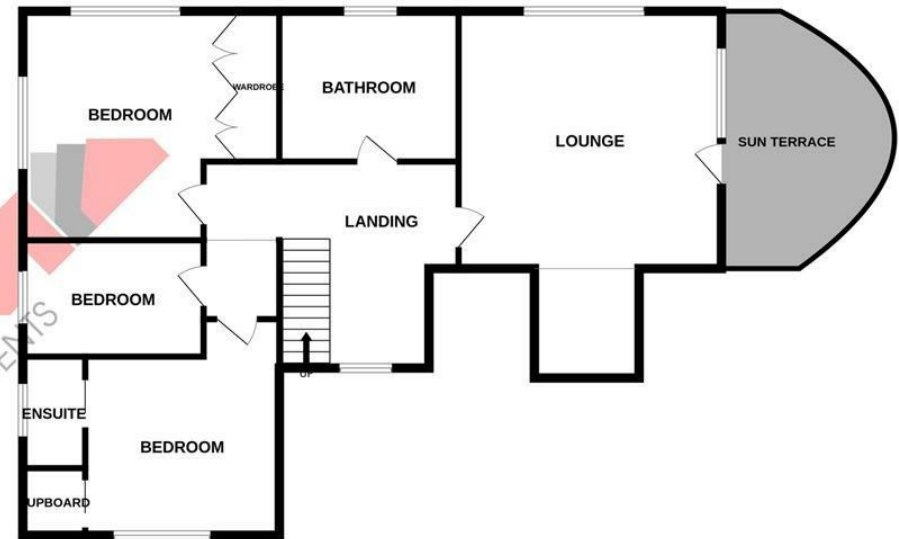
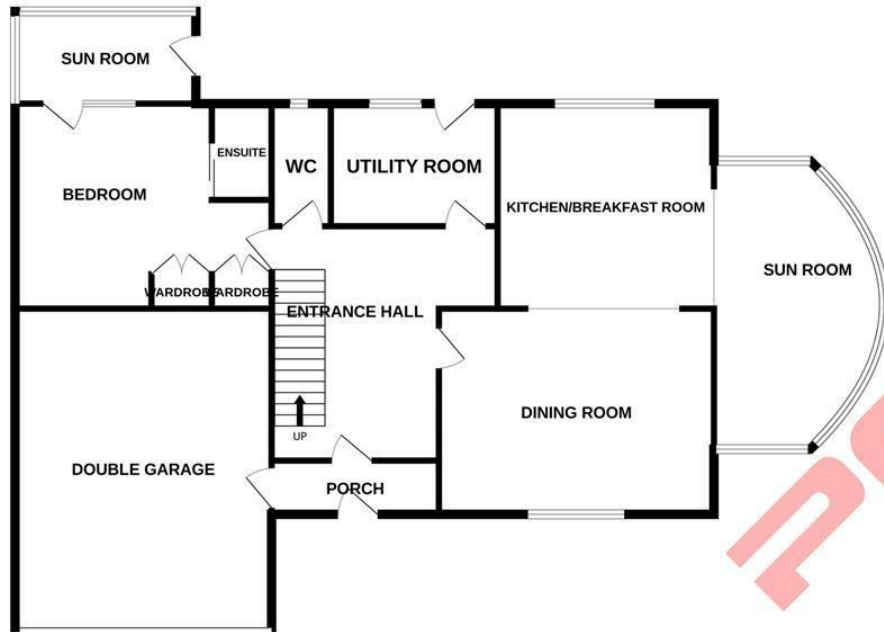






GROUND FLOOR

1ST FLOOR



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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.