

**RUSH
WITT &
WILSON**



RUSH
WITT &

**2 Market Gardens, Fairlight, East Sussex TN35 4DS
£325,000**

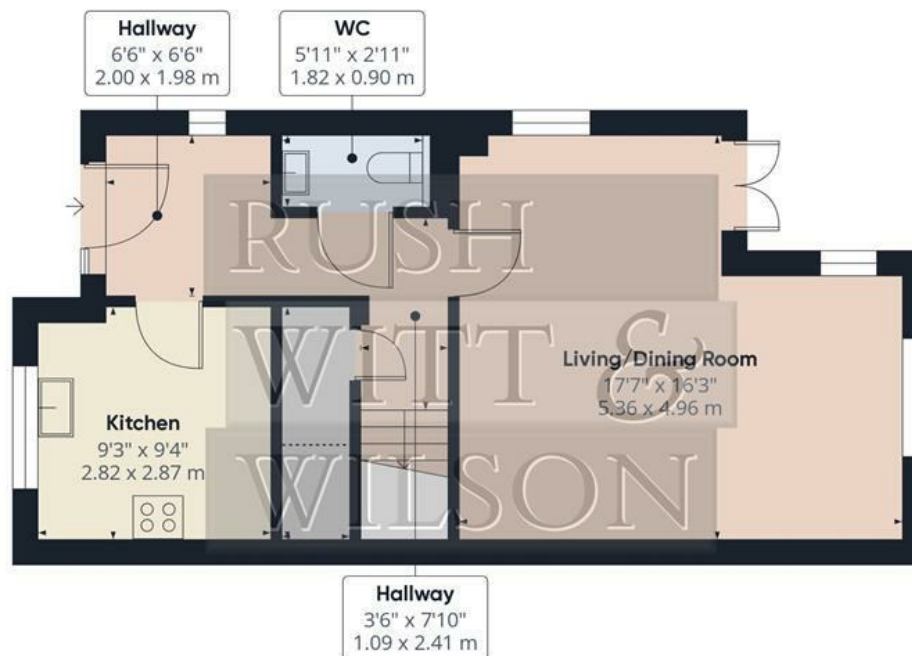
Exclusive New Village Development – Your Dream Home Awaits! Don't miss your chance to own this stunning two-bedroom (plus study) mid family home, nestled on a brand-new, exclusive development. With allocated parking, lawned garden, large living/dining room and a stylish fitted kitchen with integrated appliances, this home offers both comfort and practicality. Enjoy the convenience of a downstairs cloakroom, beautifully appointed family bathroom, and the peace of mind of a 10-year LABC warranty. Best of all? It's ready for you to move in right now!

Located in a charming cul-de-sac of just 16 homes, this Sussex-style property blends modern living with a quaint village atmosphere. Surrounded by picturesque countryside and coastal walks, including Hastings Country Park and the Saxon Shore Way, you'll be able to enjoy the best of both nature and convenience. The local pub, 'The Cove,' is just a short stroll away, as well as Fairlight's recreational grounds with tennis courts and a bowling club. Plus, easy bus links connect you to the historic towns of Hastings and Rye, just a 10 minute drive away. Act fast – this opportunity won't last long! **ONLY 4 REMAINING and reservations are being taken. Please note that the photographs & Virtual Tour shown are for the show home and are for illustration purposes only.**









Floor 0

Approximate total area⁽¹⁾

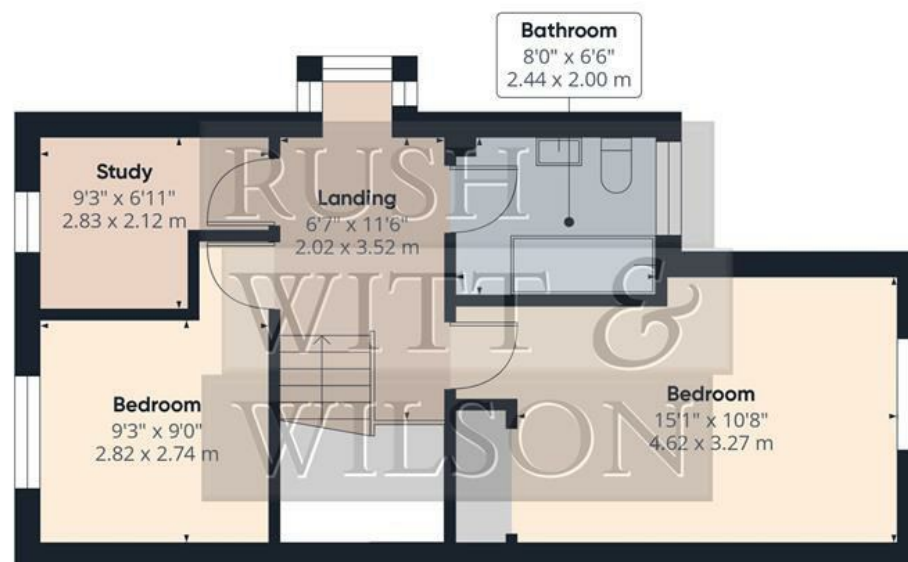
933.98 ft²

86.77 m²

Reduced headroom

9.57 ft²

0.89 m²



Floor 1

(1) Excluding balconies and terraces

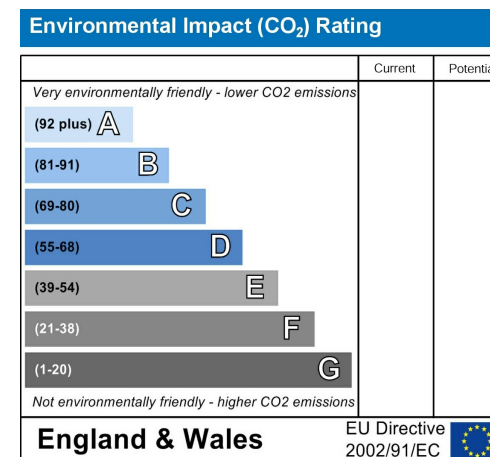
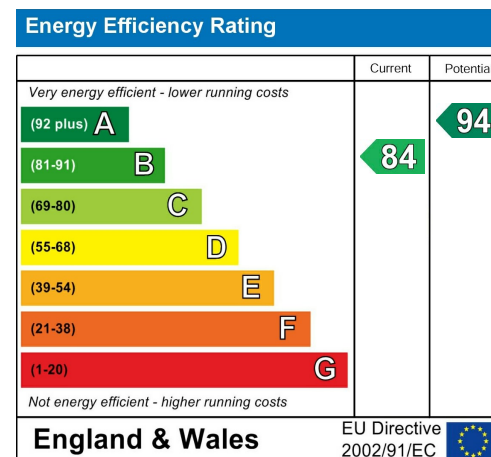
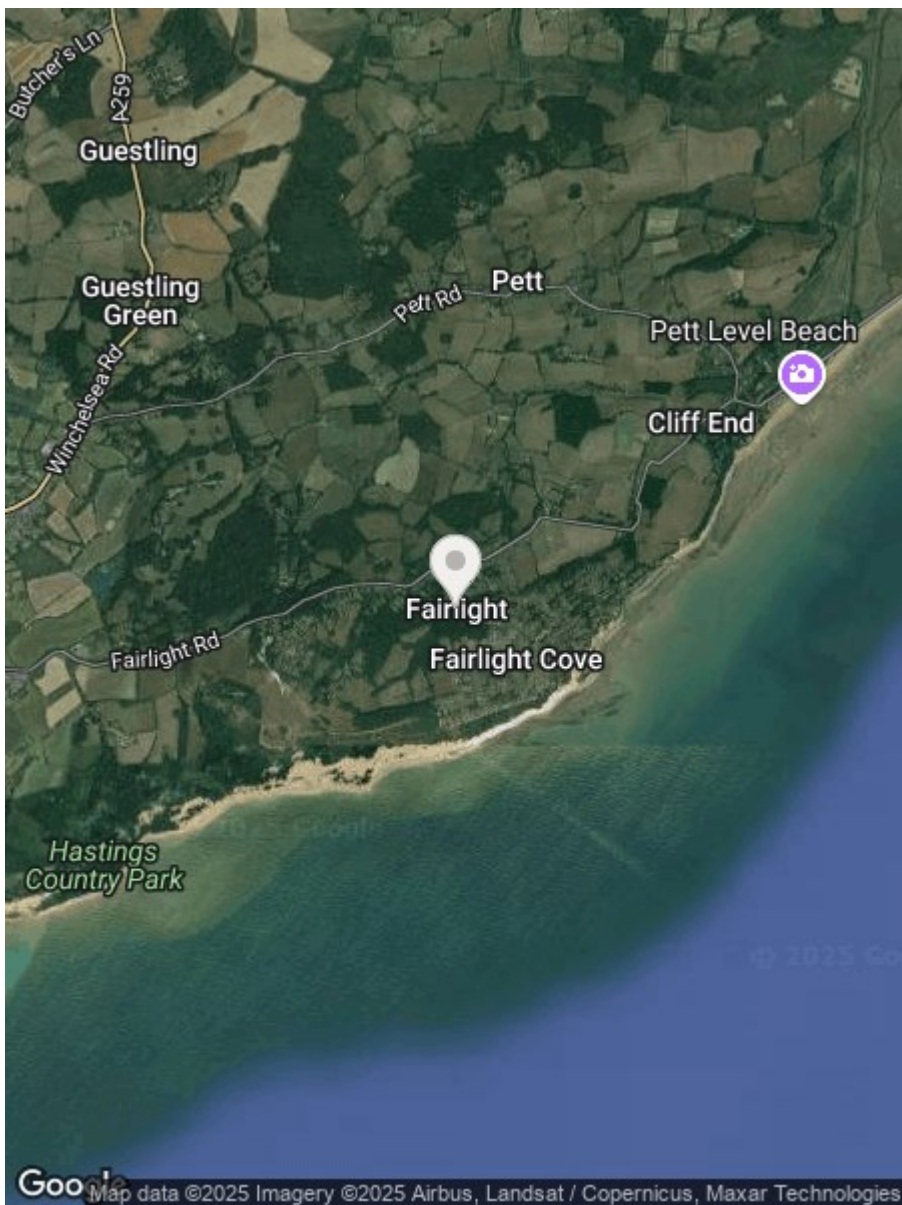
Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**Rother House Havelock Road
Hastings
East Sussex
TN34 1BP
Tel: 01424 442443
hastings@rushwittwilson.co.uk
www.rushwittwilson.co.uk**