

**RUSH
WITT &
WILSON**



**Hillview Bramble Way, Fairlight, East Sussex TN35 4BH
Guide Price £399,950**

WELL PRESENTED HOME WITH EASY ACCESS TO COUNTRY PARK

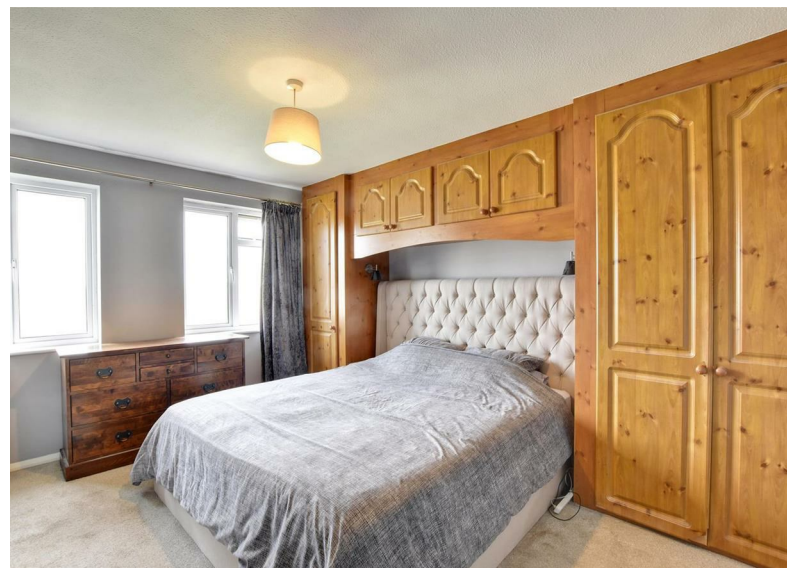
Rush Witt & Wilson are pleased to offer a link detached bungalow in the popular village of Fairlight.

The well proportioned accommodation comprises two double bedrooms, a generous living / dining room, fitted kitchen, bathroom and conservatory.

There is an attached garage and further drive way parking.

Low maintenance garden to front and rear.

For further information and to arrange a viewing please call our Rye Office 01797 224000.



Locality

The property occupies an elevated position in the village which is within the High Weald Area of Outstanding Natural Beauty and adjoins a Country park / Nature Reserve.

Village amenities include a public house / restaurant and an active community hall. Shopping, primary and secondary schooling, sporting and recreational facilities can be found in the nearby Historic Coastal Town of Hastings and the Ancient Cinque Port Town of Rye.

Rye railway station provides services to Ashford International and connecting high speed services to London.

At nearby Pett Level there is access to miles of shingle beach that extends from the cliffs at Fairlight to a nature reserve at Rye Harbour, this forms part of the stunning coastline of the Rye Bay.

Entrance Porch

13'1" x 4'10" (3.99 x 1.49)

Double aspect. Door to the side. Worktop with space beneath.

Hallway

Living / Dining Room

19'11" x 12'1" max (6.09 x 3.69 max)

A light and airy double aspect room with bay window to the front and a further window to the side. Fireplace with inset gas fire. Display alcoves.

Kitchen

11'1" x 11'0" max (3.40 x 3.36 max)

Fitted with a range of traditional style cupboard/ drawer base units and matching wall mounted cabinets. Upright cupboard unit and another housing oven and microwave.

Complementing worktop with inset sink. Ceramic hob with extractor over and stainless steel backplate. Space and point for fridge / freezer. Space and plumbing for washing machine.

Window and door to the side.

Bedroom

13'10" x 11'7" (4.23 x 3.54)

Window to the rear. Built in wardrobes with further overhead storage.

Bedroom

11'8" x 8'5" (3.56 x 2.58)

Double aspect, window to the side and double doors opening to conservatory.

Conservatory

8'0" x 7'11" (2.44 x 2.42)

Double doors to the terrace and garden.

Bathroom

8'4" x 5'4" (2.55 x 1.65)

A white suite comprising shaped bath with shower / screen over, wash basin and wc. Heated towel rail. Window to the rear.

Garage

15'5" x 7'11" (4.7 x 2.42)

Up and over door to the front and personal door to the rear.

Outside

A brick paved driveway provides parking for two cars and access to the attached garage.

There is an area of lawn to the front and a path that extends to the left hand side.

From the rear garden views are enjoyed over the village and beyond. A terrace abuts the the property and leads onto the lawn.

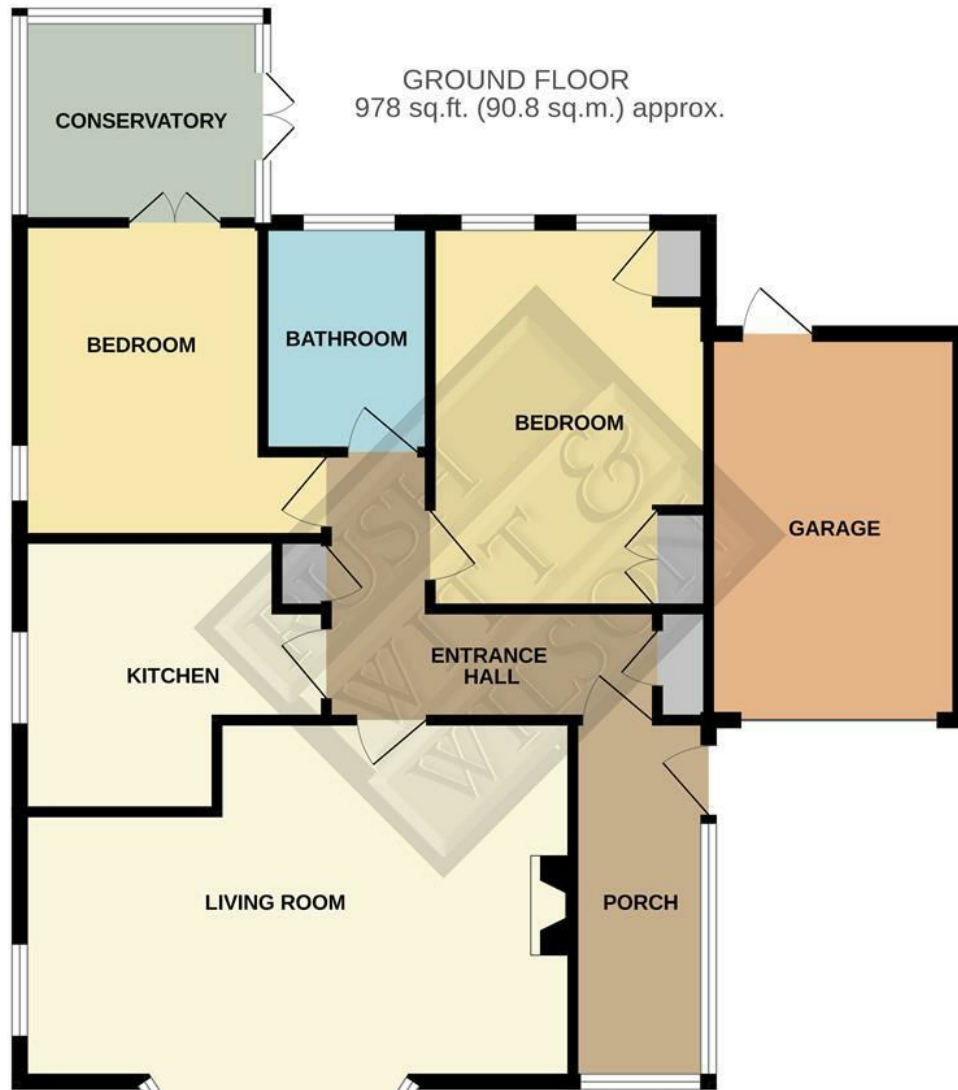
Agents Notes

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band D



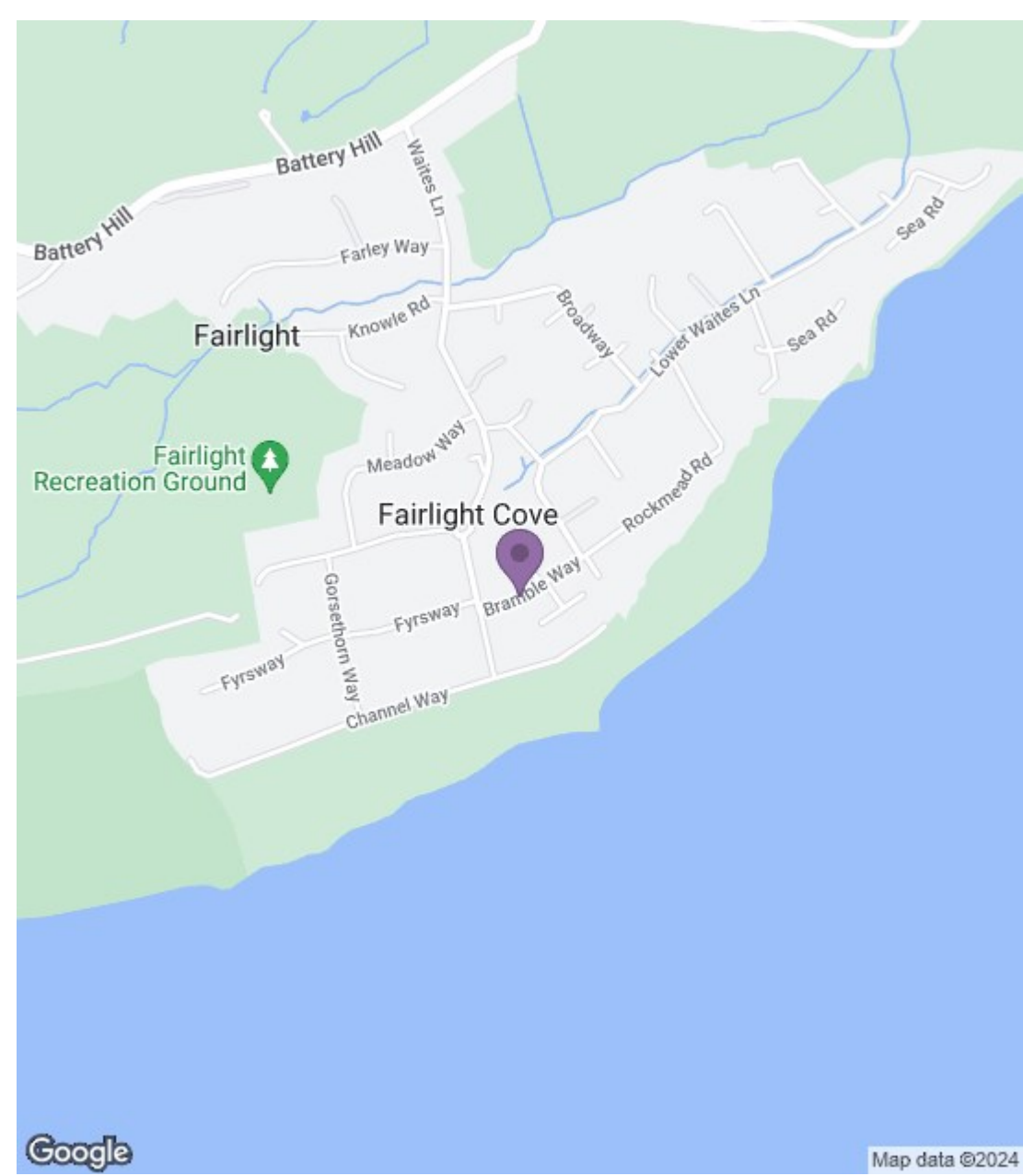


GROUND FLOOR
978 sq.ft. (90.8 sq.m.) approx.

TOTAL FLOOR AREA : 978 sq.ft. (90.8 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			84
(81-91) B			
(69-80) C			
(55-68) D		68	
(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	

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