

**RUSH
WITT &
WILSON**



**West Point Commanders Walk, Fairlight, East Sussex TN35 4BE
Guide Price £850,000**

Rush Witt & Wilson are pleased to offer a unique detached home in a elevated position with sea views.

An extended and improved home offering well presented spacious and versatile accommodation comprises five bedrooms, three with en-suite facilities and a family bathroom. There is a central snug with breakfast area connecting to the kitchen, dining room and double aspect living room with access to terrace / garden.

Garage to the front and further parking. The mature garden is a particular feature with pond to the front, split level decked terrace abutting the property, lawn, established and well stocked and

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



Locality

Occupying an elevated position within the much sought after coastal village of Fairlight, within the High Weald Area of Outstanding Natural Beauty with Country park / Nature Reserve adjoining.

Village amenities include a public house / restaurant and an active community hall. Further shopping, primary and secondary school, 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. Station offers services to Brighton and 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.

Reception Area

Door to the front and window to the side, leads into hallway and snug.

Snug

Stairs to first floor. Fireplace.

Breakfast Area

Window to the rear with distant sea views. Built in units housing washing machine and tumble dryer. Display shelving.

Bedroom

13'5" x 10'1" (4.09 x 3.08)
Double aspect with windows to the front and side.

Ensuite Shower Room

6'11" x 5'10" (2.11 x 1.80)
Shower cubicle, built in unit with semi recessed wash basin and wc. Generous wall and floor tiling. Window to the side.

Bedroom

10'5" x 10'4" (3.18 x 3.15)
Window to the front.

Bedroom

21'6" x 10'2" (6.57 x 3.10)
Double aspect with windows to the side and rear. Built in wardrobes.

Family Bathroom

7'7" x 6'10" (2.32 x 2.10)
A white suite comprising large double ended bath with shower / screen over. Wash basin and wc. Heated towel rail. Window to the side. Generous tiling.

Living Room

15'11" x 15'10" (4.86 x 4.84)
Double aspect with window to the side and two sets of double doors to the rear.

Dining Room

15'11" x 9'10" (4.87 x 3.01)
Window to the rear. Open plan to living room with a further door to the snug.

Kitchen

12'3" x 11'4" (3.75 x 3.46)
Extensively fitted with a range of traditional style cupboard / drawer base units, matching wall mounted cabinets and upright units. Worktop with inset ceramic sink. Space and point for range. Space and plumbing for dishwasher. Window to the front and sliding rood to the side, opening to small terrace and garden.

First Floor

Stairs rise from the snug. Skylight to the front.

Bedroom

24'4" x 11'7" (7.44 x 3.54)
A light and airy split level room with raised seating area and door out to balcony/ roof terrace.

Ensuite Shower Room

8'2" x 5'2" (2.50 x 1.58)
Double ended bath with shower / screen over, wash basin and wc. Heated towel rail. Skylight over.

Bedroom

12'4" x 11'6" (3.76 x 3.52)
Window to the rear.

Ensuite Shower Room

8'3" x 5'2" (2.52 x 1.60)
Shower cubicle, wash basin and wc. Heated towel rail. Skylight to the front.

Outside

A brick paved driveway provides off road parking and access to a detached garage. Feature pond to the front with extensive planting around.

A pathway to the side leads to the rear garden, this is of good size and enjoys a southerly aspect. There is a large split level terrace abutting the property accessed from the Living Room.

Substantial timber garden building / studio.

Area of lawn, many mature trees and a well stocked beds with a variety of shrubs.

Garage

Detached garage with up and over door to the front and personal door to the rear.

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.

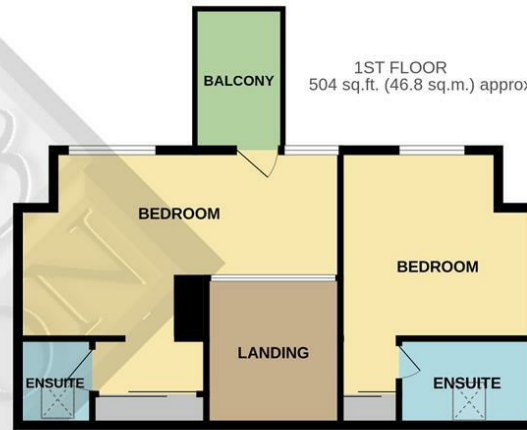
Council Tax Band F



GROUND FLOOR
1774 sq.ft. (164.8 sq.m.) approx.



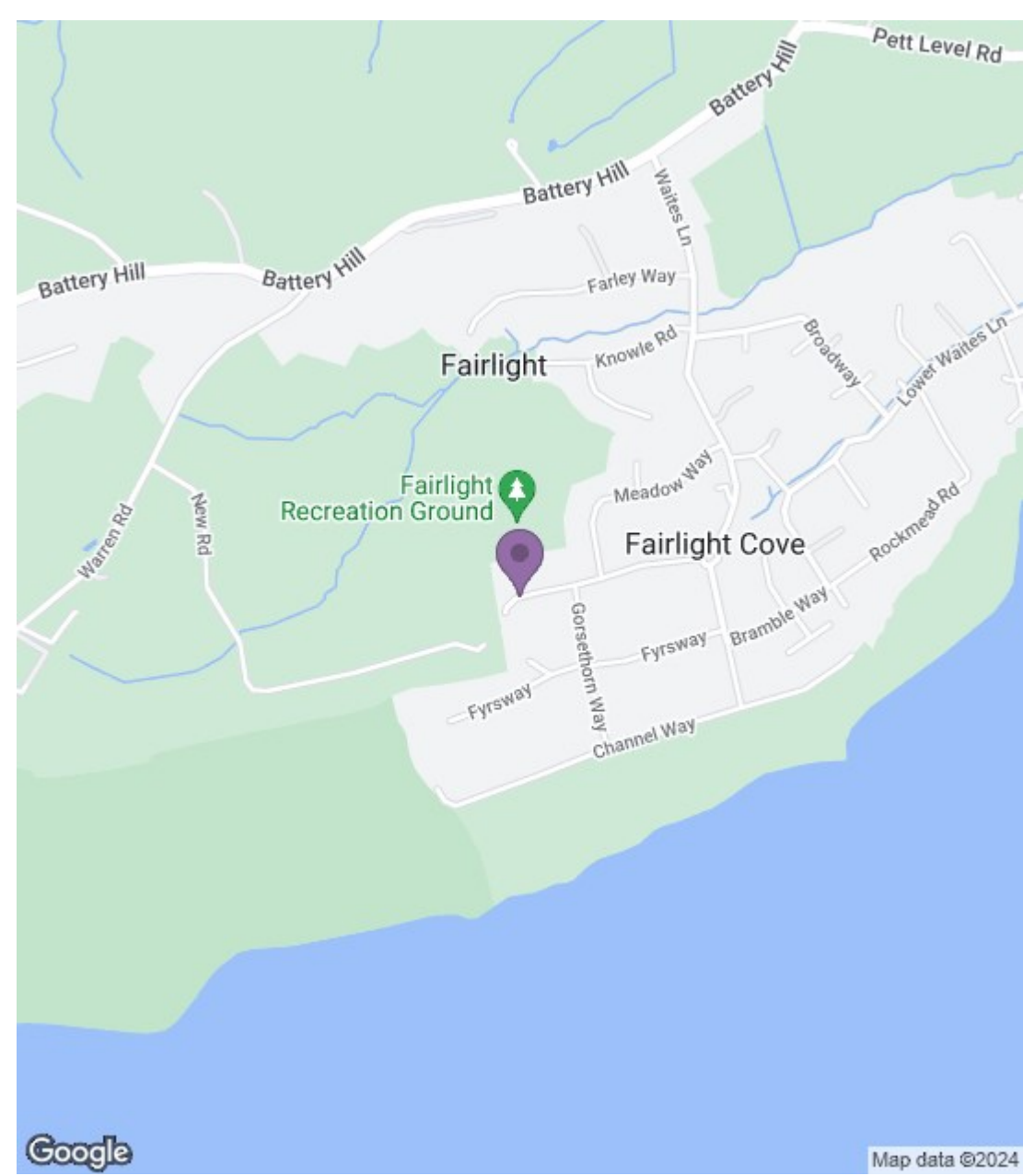
1ST FLOOR
504 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA : 2278 sq.ft. (211.6 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			
(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	

**RUSH
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Residential Estate Agents
Lettings & Property Management



The Estate Offices Cinque Ports Street
Rye
East Sussex
TN31 7AD
Tel: 01797 224000
rye@rushwittwilson.co.uk
www.rushwittwilson.co.uk