

**RUSH
WITT &
WILSON**



**Ozone Channel Way, Fairlight, East Sussex TN35 4BP
Guide Price £750,000**

Rush Witt & Wilson are pleased to offer this well-presented detached bungalow set in an idyllic location in Fairlight village overlooking the English Channel with stunning far-reaching sea views & easy access to the Country Park.

The generously proportioned accommodation comprises reception porch, living room, kitchen/dining room, double bedroom with patio doors overlooking the rear garden, shower room, three further bedrooms and family bathroom. There is also an attached playroom /home office at the rear. The property also benefits from gardens to front and rear, garage and further driveway parking.

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



Locality

Ozone occupies an elevated position in the sought after coastal village of Fairlight, within the High Weald Area of Outstanding Natural Beauty and adjoining a country park with miles of undulating walks.

There is a general store / post office and active community hall within the village whilst extensive shopping, sporting and recreational amenities along with primary and secondary school, 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 from which the new high speed rail offers links to the Capital in just over half an hour. Hastings 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 porch

6'2" x 3'6" (1.89 x 1.07)

Door to the front. Window to the side.

Living Room

21'9" x 10'7" (6.63 x 3.23)

Window to the front over looking the garden and the English Channel beyond.

Kitchen/Dining Room

17'11" x 12'7" (5.47 x 3.86)

Extensively fitted with a range of traditional style cupboard and drawer base units, matching upright units and wall mounted cabinets. Complementing work surface with inset sink. Space and plumbing for washing machine. Window to the rear. Double doors from the dining area to rear terrace.

Bedroom

12'5" x 7'1" (3.81 x 2.16)

Window to the front. Radiator

Bedroom / Garden Room

14'2" x 10'8" max (4.32 x 3.26 max)

Window to the rear. Double doors to the side opening to terrace and garden.

Shower Room

8'3" x 7'3" max (2.53 x 2.21 max)

A white suite comprising shower cubicle, wash basin and wc. Generous tiling. Window to the side.

Bedroom

13'7" x 10'6" (4.15 x 3.21)

Window to the front with sea views. Built in wardrobes. Radiator.

Bedroom

12'7" x 9'6" (3.84 x 2.92)

Window to the rear. Radiator.

Family Bathroom

9'3" x 6'11" (2.82 x 2.12)

A white suite comprising panelled bath with mixer tap, back to wall unit with semi recessed wash basin and wc. Window to the rear.

Playroom/ Studio

18'1" x 8'7" (5.53 x 2.62)

Accessed from the rear terrace. An ideal home office. Double aspect with windows to the side / rear and double doors opening to the terrace. Radiator.

Outside

The property benefits from a good size yet easily manageable garden.

A brick paved driveway provides off road parking for several cars and access to the attached garage.

There is lawn to the front and large paved patio enjoying a southerly aspect and the uninterrupted sea views.

A gated side path leads to the rear garden, predominantly laid to lawn but with a patio abutting the property accessed

from the kitchen / dining room and bedroom. Further split level terrace extending down one side of the garden, ideal for siting of summer house / garden room.

Garage

18'0" x 8'11" (5.5 x 2.73)

Up and over door to the front. Light and power connected. Wall mounted boiler.

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

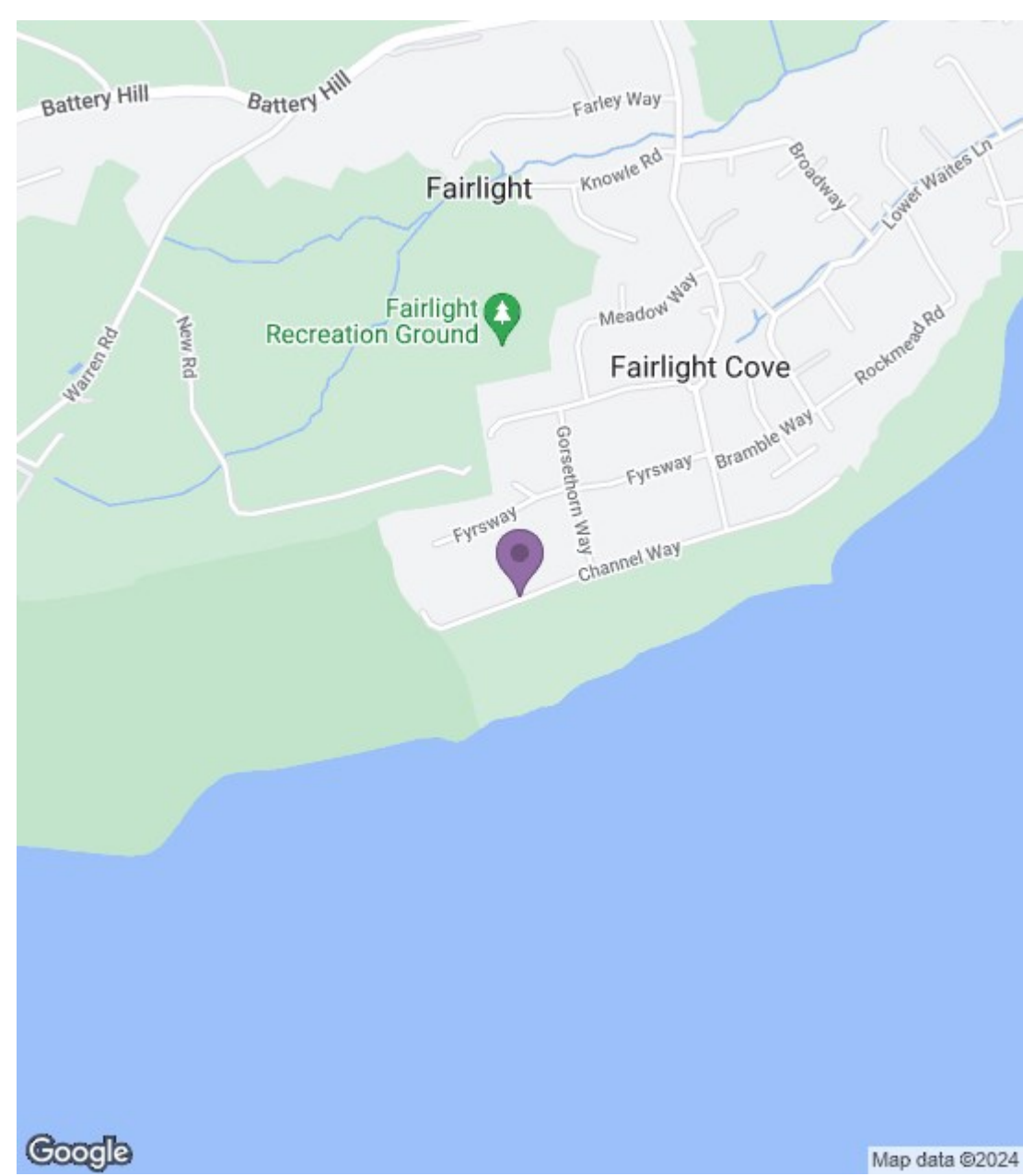




TOTAL APPROX. FLOOR AREA 1441 SQ.FT. (133.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	94
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
56	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	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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