

**RUSH  
WITT &  
WILSON**



**Church House 36 Waites Lane, Fairlight, East Sussex TN35 4AX  
Guide Price £650,000**

**VILLAGE LOCATION / ONLY A SHORT WALK FROM COUNTRY PARK**

**Rush Witt & Wilson are pleased to offer a substantial detached village home in an elevated position enjoying far reaching views over the village and beyond from the first floor living room.**

**The spacious versatile and well presented accommodation comprises four bedrooms ( one currently used as a separate dining room ) a large modern kitchen / dining room opening directly to the rear garden, double aspect first floor living room with access to balcony. There is a ground floor cloakroom and separate shower room as well as a family bathroom on the first floor.**

**A generous hardstanding to the front provides off road parking for several cars. Mature garden to both the front and rear.**

**For further information and to arrange a viewing please contact our Rye Office 01797 224000**



### Locality

Church House is located in the much sought after coastal village of Fairlight, situated within the High Weald Area of Outstanding Natural Beauty.

There is a general store / post office and active community hall within the village and a newly opened public house, whilst extensive shopping, primary and secondary school, sporting and recreational amenities 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 Hallway

Main door to the front. Tiled floor extends through. Shelved airing cupboard housing a hot water cylinder.

### Cloakroom

5'5" x 3'2" (1.66 x 0.99)  
Wash basin and wc.

### Kitchen / Dining Room

19'11" x 10'7" (6.08 x 3.23)  
Window to the rear and double doors opening to terrace and garden. Fitted with a range of modern cupboard / drawer base units and matching wall mounted cabinets. Complimenting quartz worktop with inset sink. Four burner gas hob. Upright unit housing oven and grill and another with fridge / freezer. Integrated dishwasher. Shelved cupboard with space and plumbing for washing machine and a wall mounted gas fired boiler.

### Bedroom ( currently used as a Dining Room )

11'9" x 7'5" (3.6 x 2.28)  
Double aspect with windows to the side and rear. Useful understairs cupboard

### Bedroom

15'1" x 10'7" (4.62 x 3.24)  
Double aspect with windows to the front and side. Built in wardrobes.

### Bedroom

13'6" x 10'7" (4.12 x 3.24)  
Window to the front.

### Shower Room

8'6" x 5'5" (2.61 x 1.67)  
Shower cubicle. Back to wall unit with semi recessed wash basin. wc. Heated towel rail. Window to the side.

### First Floor Landing

Stairs rise from the hallway through a half landing with window to the rear.

### Living Room

19'8" x 17'4" (6 x 5.29)  
An impressive double aspect room with window to the rear, windows and double doors to the front opening to balcony with far reaching views over the village and beyond. Feature brick wall with inset open fireplace.

### Bedroom

13'7" x 13'3" (4.16 x 4.05)  
Window to the front. Eaves storage.

### Bathroom

7'5" x 7'5" (2.28 x 2.27)  
A white suite comprising corner bath, wash basin and wc. Window to the rear.

### Outside

Driveway with large lawn frontage, space to the side of the property to build garage or workshop. Paved area to rear and further lawn garden with shed.

### 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 E



GROUND FLOOR  
922 sq.ft. (85.7 sq.m.) approx.

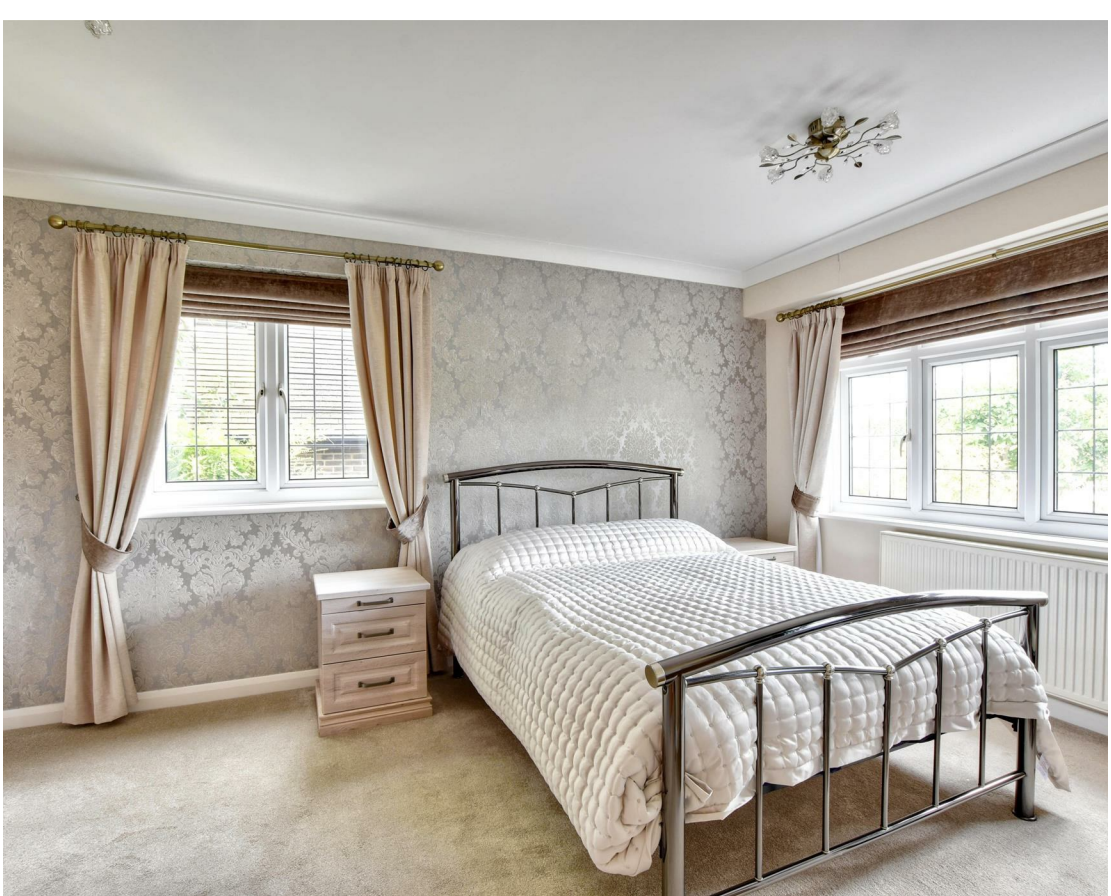
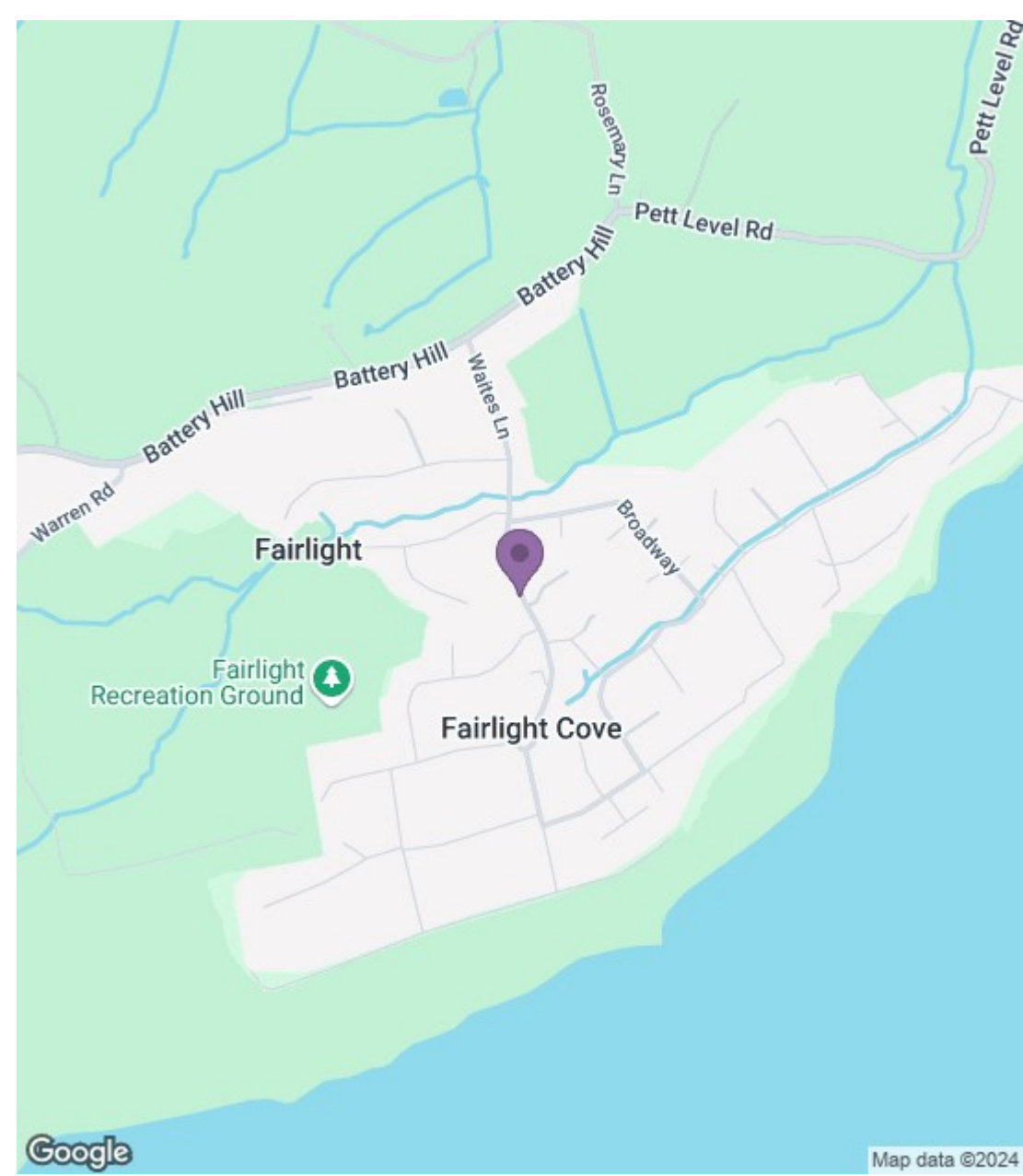


1ST FLOOR  
555 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA: 1477 sq.ft. (137.3 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			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		68	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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