

**RUSH  
WITT &  
WILSON**



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**14 Market Gardens, Fairlight, East Sussex TN35 4DS  
£500,000**



**Your Dream Family Home in an Exclusive Village Setting – Move In Today!**

**Don't miss your chance to own this stunning three-bedroom detached home, perfectly situated in a highly sought-after new village development. Boasting a spacious driveway, integral garage, and a sun-soaked south-facing garden, this home is tailored for modern family life. Inside, discover a sleek, contemporary kitchen with integrated appliances and a central island, along with a stylish downstairs cloakroom, en-suite, and family bathroom. With the added peace of mind of a 10-year LABC warranty, it's ready for you to move in right now!**

**Located in a peaceful cul-de-sac of just 16 homes, this charming Sussex-style property offers the perfect blend of contemporary living and village tranquillity. Surrounded by stunning countryside and coastal walks, including Hastings Country Park and the Saxon Shore Way, nature is right at your doorstep. The local pub is just a short walk away, and Fairlight's recreational grounds – featuring a tennis court and bowling club – are just around the corner. Plus, being with a good school catchment area, as well as convenient bus links from Waites Lane to the historic towns of Hastings and Rye, you're never far from the action. This incredible home won't last long – act fast and make it yours today!**



**Hallway**  
9'11 x 9'3 (3.02m x 2.82m)

**Cloakroom/WC**  
4' x 5'4 (1.22m x 1.63m)

**Living Room**  
19'8 x 12'11 (5.99m x 3.94m)

**Kitchen**  
11'8 x 14'8 (3.56m x 4.47m)

**Study/Bedroom**  
9'7 x 11'1 (2.92m x 3.38m)

**First Floor**

**Landing**  
7'7 x 7'9 (2.31m x 2.36m)

**Bedroom**  
13'3 x 8'6 (4.04m x 2.59m)

**En-Suite**  
12'11 x 4'7 (3.94m x 1.40m)

**Bedroom**  
12'8 x 13'9 (3.86m x 4.19m)

**Bedroom**  
11'1 x 10'3 (3.38m x 3.12m)

**Bathroom**  
9'8 x 6'9 (2.95m x 2.06m)









Floor 0



Floor 1

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Approximate total area<sup>®</sup>

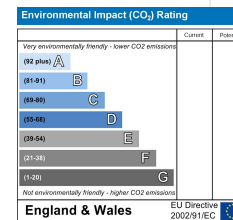
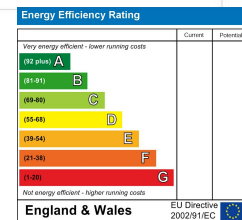
1301.47 ft<sup>2</sup>  
120.91 m<sup>2</sup>

(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE 360**







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