

**RUSH
WITT &
WILSON**



**Jade Barn Warren Road, Fairlight, East Sussex TN35 4AN
Guide Price £499,950**

Rush Witt & Wilson are pleased to offer the opportunity to acquire a substantial detached barn with planning granted for conversion to a residential dwelling.

The proposed dwelling would comprise four bedrooms each with ensuite facilities, open plan kitchen / living room with access to balcony, reception area / garden room, study, family bathroom and further ancillary accommodation. Garaging and further parking.

Offered CHAIN FREE

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

Locality

The barn occupies a tucked away location, accessed via a shared unmade lane, approx. 1/3 mile off of Battery Hill, in an elevated position within the High Weald Area of Outstanding Natural Beauty with a 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.

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.

Jades Barn

A substantial but now redundant barn of approx. 3158 sq ft offered for conversion to a residential dwelling.

Planning

Planning permission has been granted for the conversion of redundant barn to create residential dwelling, together with associated car parking, garden and landscaping.

Planning Reference No: RR/2025/435/P

Planning granted 16th May 2025

The Proposed Dwelling.

As consented the proposed dwelling would offer four bedrooms each with ensuite facilities, reception/ garden room, study, open plan kitchen / living room with access to a balcony and a family bathroom as well as ancillary accommodation and garaging.

Agents Notes

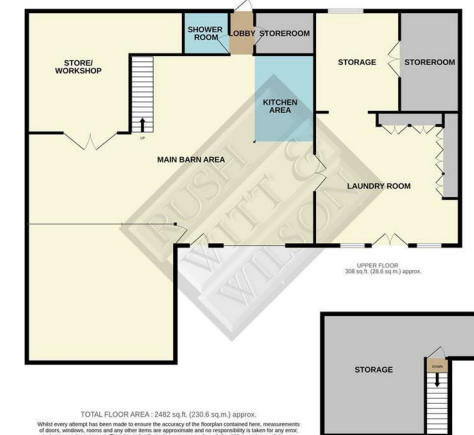
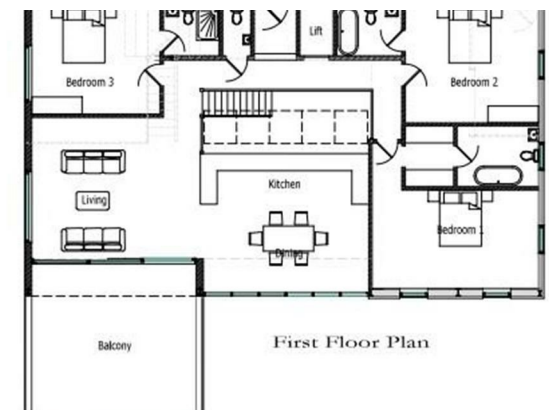
None of the services or appliances mentioned in these sale particulars have been tested.

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.

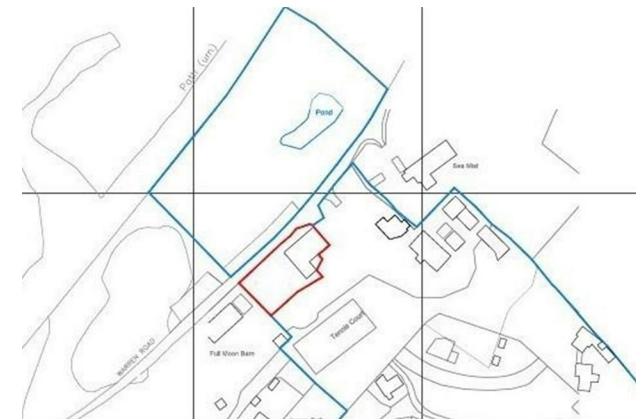
A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or

are intending to make changes please check / take appropriate legal advice before proceeding.



TOTAL FLOOR AREA: 3482 sq ft (323.8 sq m) approx.
While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of floors, walls, ceilings and any other areas are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such for any prospective purchase. The current figures and approximate should have no other value and no guarantee as to their accuracy or efficiency can be given.
Made with Floorplan 2024



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) 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	
(92-100) 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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Graphic Bar in metres @ 1:200

Plan @ 1:200

