

**RUSH
WITT &
WILSON**



28 Waites Lane, Fairlight, East Sussex TN35 4AX
Guide Price £570,000 Freehold

Rush Witt & Wilson are pleased to offer a unique detached property offering spacious and versatile accommodation that will undoubtedly appeal to a variety of buyers.

The well presented accommodation comprises living room, that can also be used as a fourth bedroom, a further double bedroom, kitchen/dining room with adjoining utility area, family room with direct access to the garden, bathroom and laundry room. On the first floor there are two further double bedrooms, one with an en-suite shower room and the other with an en-suite cloakroom. There is good parking provision to the front for up to four cars and an attached garage to the side, secluded rear garden enjoying a south westerly aspect with summerhouse and detached studio/ home office.

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



Locality

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

There is a popular public house / restaurant, active community hall and farm shop. Extensive shopping, sporting and recreational amenities along with primary and secondary schooling 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

Double height hallway with open landing glazed balustrade, door to:

Living Room/Bedroom

13'11 x 12'5 (4.24m x 3.78m)
Window to the front.

Bedroom

13' x 10'6 (3.96m x 3.20m)
Window to the front.

Lobby

Door to:

Utility Room

4'8 x 4'6 (1.42m x 1.37m)
Worktop with cupboard beneath and space and plumbing for washing machine, wall mounted cabinet.

Bath/Shower Room

10' x 7'11 (3.05m x 2.41m)
White suite comprises deep panelled bath, a contemporary

style suspended wash basin/drawer unit, wc, separate walk-in shower, two heated towel rails, window to the rear elevation.

Kitchen/Dining Room

17'7 x 10'11 (5.36m x 3.33m)
Window to the side elevation and fitted with a range of traditional style cupboard and drawer base unit with matching wall mounted cabinet and an upright unit housing fridge and freezer, complimenting wooden work surface with inset sink, inset hob with oven beneath and extractor over. Open plan to the family room.

Family Room

12' x 10'9 (3.66m x 3.28m)
Further recessed area in this light and airy double aspect room with full height window to the side and sliding door to the rear leading to terrace and garden.

First Floor

Landing

Stairs rise from the reception hallway through a half landing with feature full height window to the rear, skylight to the front, deep cupboard with access to further eaves storage behind.

Bedroom

16' x 13'5 (4.88m x 4.09m)
Skylight to the front, sliding window to the rear with glazed balustrade, built-in cupboards, one housing the boiler, access to further eaves storage.

En-Suite Shower Room

7'2 x 5'10 (2.18m x 1.78m)
Walk-in shower, suspended wash basin, wc, heated towel rail and window to the rear.

Bedroom

16' x 9'6 max (4.88m x 2.90m max)
Dressing area with skylight to the front, sliding window to the rear overlooking the garden.

En-Suite Cloakroom

5'1 x 3'3 (1.55m x 0.99m)
Wash basin, wc.

Outside

Front Garden

Well stocked terraced garden with hardstanding to either side providing off road parking for one car and there is a further driveway with parking for up to three further cars, there is gated access to either side and leads to a generous rear garden.

Rear Garden

Large brick paved terrace abutting the rear of the property accessed from the family room and this leads onto a gently sloping lawned garden with summerhouse with decked terrace adjoining and at the top of the garden there is a timber garden store and substantial studio.

Studio

15'8 x 7'10 (4.78m x 2.39m)
Double aspect with fully height window to the side, further window and sliding door to the front and this is considered suitable for a variety of purposes and ideal home office/gym.

Garage

16' x 8'7 (4.88m x 2.62m)
Up and over door to the front, window to the side and personal door to the rear, light and power connected.

Agents Note

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 – D

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.





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	
			81
			63

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(39-60) C			
(15-48) D			
(3-14) E			
(1-3) F			
(1-2) 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**