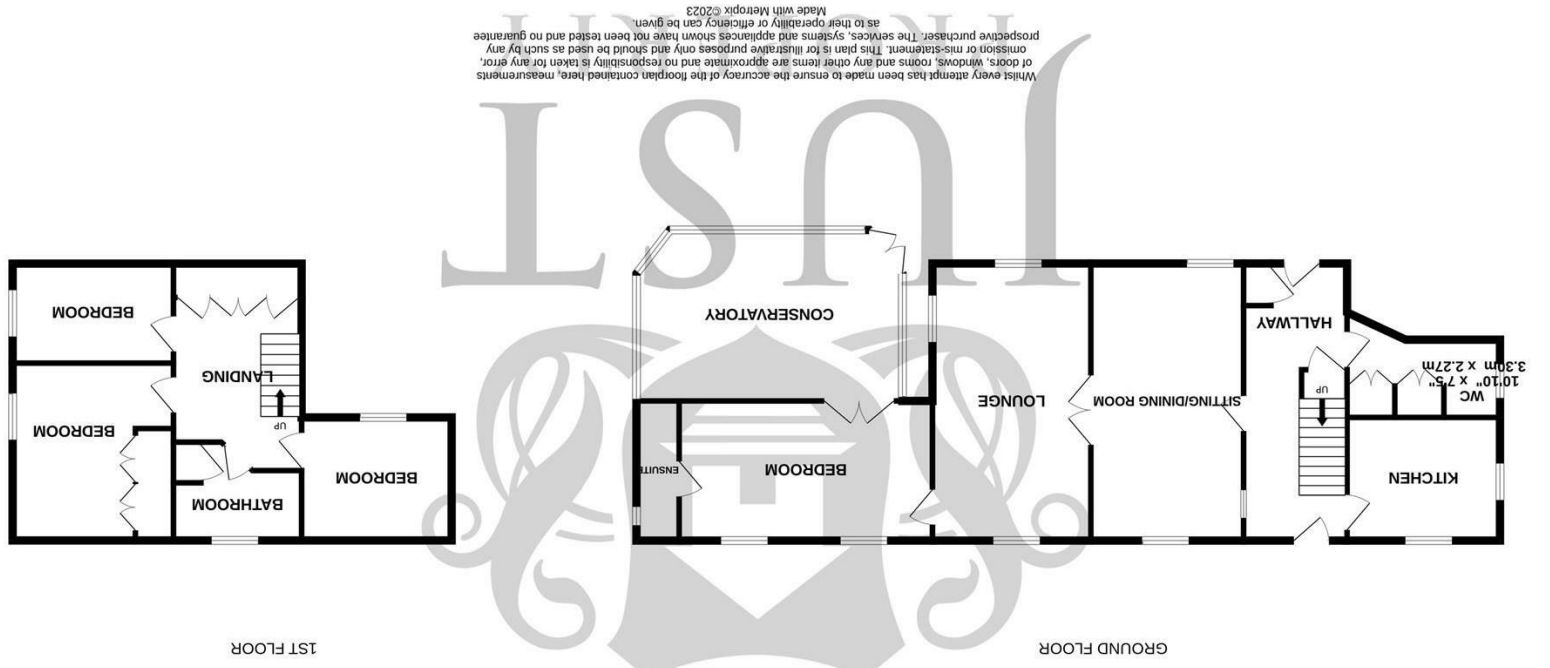


England & Wales	
EU Directive 2002/91/EC	
Energy Efficiency Rating	Potential
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	48
Potential	68



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# FLOORPLANS

Stonelynk Cottage 6 Battery Hill, Fairlight, TN35 4AP



4 Bedrooms   2 Receptions   2 Bathrooms   1517.71 sq ft

Freehold

# £699,950

## Stonelynk Cottage 6 Battery Hill, Fairlight, TN35 4AP







4 Bedrooms

2 Receptions

2 Bathrooms

1517.71 sq ft

## PROPERTY DETAILS

\*\*\* CHAIN FREE \*\*\*

Just Property are delighted to bring this opportunity to own a secluded four-bedroom detached thatched cottage with stunningly attractive mature gardens backing onto open fields. Located in the much desired village of Fairlight, close to the sea and within reach of Hastings. The property is conveniently located near the local coastline and country walks, as well as local bus services on Waites Lane that connect to the historic towns of Hastings and Rye and the Pett Level beach.

This 500-year-old picturesque cottage has an abundance of character-filled features and offers ample living space over two floors. The ground floor includes an entrance hall, lounge, feature log burners, separate sitting/dining room, kitchen, bedroom with en-suite, conservatory and WC.

Stairs leading to the first floor there are three bedrooms and a family bathroom.

There is also a detached workshop/studio with power and water, plus off-road parking for multiple vehicles to the front. This rare find is situated at the end of a private lane off the main road, and viewing is highly recommended for those seeking a special cottage.

W3W - ///clotting.pebbles.master



## ROOM DIMENSIONS

Entrance Hall

Kitchen  
10'9" x 8'9" (3.28 x 2.67)

Sitting/Dining Room  
17'10" x 10'11" (5.44 x 3.33)

Lounge  
19'9" x 11'3" (6.02 x 3.43)

Bedroom  
17'10" x 9'8" (5.46 x 2.97)

En-Suite Shower Room

Conservatory  
11'6" x 17'7" (3.53 x 5.36)

W.C

First Floor Landing

Bedroom  
10'11" x 8'11" (3.33 x 2.72)

Bedroom  
12'5" x 11'3" (3.81 x 3.45)

Bedroom  
11'6" x 8'0" (3.53 x 2.44)

Bathroom

Rear Garden

Studio/Workshop  
15'1" x 8'0" (4.60 x 2.46)

Off Road Parking

## FEATURES

- Detached Character Cottage
- Studio/ Workshop
- Four Bedrooms
- En Suite to Downstairs Bedroom
- Sought After Rural Location
- Beautiful Gardens
- Off Road Parking
- 17' Conservatory
- Lounge
- Dining Room

