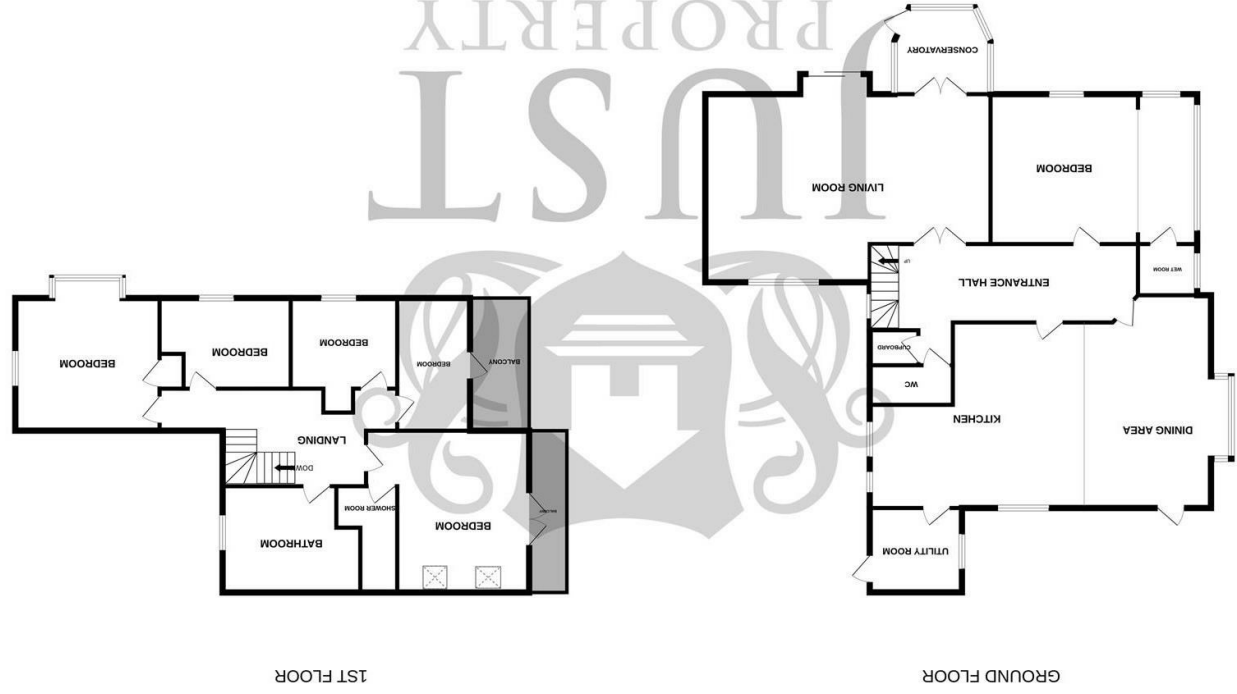


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metropix ©2024

England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	(1-20)
G	(21-30)
F	(31-40)
E	(41-50)
D	(51-60)
C	(61-70)
B	(71-80)
A	(81-90)
Very energy efficient - lower running costs	(91-100)
Current	Potential
75	82



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Briar House Briar Close, Fairlight, TN35 4DP

FLOORPLANS



6 Bedrooms 2 Receptions 3 Bathrooms 2238.89 sq ft

Freehold

£625,000

Briar House Briar Close, Fairlight, TN35 4DP





PROPERTY DETAILS

This six-bedroom family residence, situated in the village of Fairlight, has undergone renovations and expansions to provide bright and spacious living space arranged on two levels. Nestled in its own grounds with encompassing gardens, the property is conveniently positioned on a private road, offering easy access to village amenities, the country park, and numerous footpaths. The ground floor features a generously sized dual-aspect living area, measuring 26'10 x 17'11, with access to the conservatory and surrounding gardens.

The well-appointed kitchen/diner boasts modern fittings, ample space for a dining table, and a separate utility room. Additionally, a downstairs bedroom with an en-suite wet room can also serve as an extra reception room/ home office. The first floor accommodates five bedrooms, with an en-suite shower room to the master bedroom, along with a family bathroom featuring a freestanding bath and separate shower enclosure. Two bedrooms also have access to private balconies. The property offers off-road parking for multiple vehicles and includes a detached garage/workshop. Presented in excellent condition and set in an unparalleled location, it is an ideal choice for a perfect family home.

Early inspection is considered essential to appreciate this immaculately presented home with sole agents, Just Property.

What 3 Words location: ///outbound.something.bids



ROOM DIMENSIONS

Entrance Porch/ Utility Room
7'11" x 8'7" (2.43 x 2.62)

Open Plan Kitchen
19'8" x 13'5" (6 x 4.1)

Leading to Dining Area
17'0" x 13'9" (5.2 x 4.2)

Hallway
16'8" x 6'10" (5.10 x 2.1)

Downstairs Bedroom / Office
18'6" x 12'0" (5.65 x 3.67)

En-Suite Shower Room
7'9" x 5'2" (2.38 x 1.6)

Living Room
26'10" x 17'11" (8.2 x 5.48)

Conservatory
9'10" x 9'1" (3 x 2.77)

Stairs leading to Landing

Bedroom
13'4" x 12'0" (4.08 x 3.66)

En-Suite Wet Room

Bedroom
13'9" x 12'6" (4.20 x 3.82)

Bedroom
12'0" x 6'10" (3.66 x 2.10)

Bedroom
10'0" x 9'4" (3.07 x 2.87)

Bedroom
10'4" x 8'8" (3.17 x 2.65)

Family Bathroom
10'9" x 8'3" (3.28 x 2.53)

Wrap-around Garden

Off Road Parking for multiple Vehicles

Garage

Workshop

FEATURES

- Detached Family Home
- Six Bedrooms
- Open Plan Kitchen/Diner
- Well Presented Throughout
- Spacious Living Accommodation
- Large Wrap-around Gardens
- Detached Garage/Workshop
- Off Road Parking
- Sought-after Village Location
- Viewing Highly Recommended

