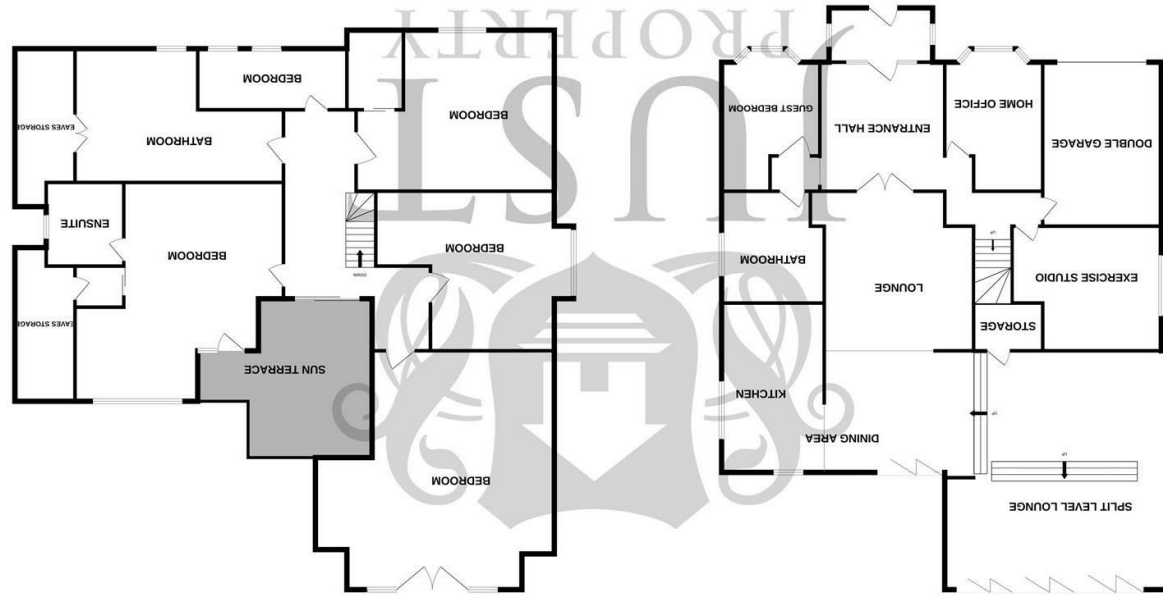


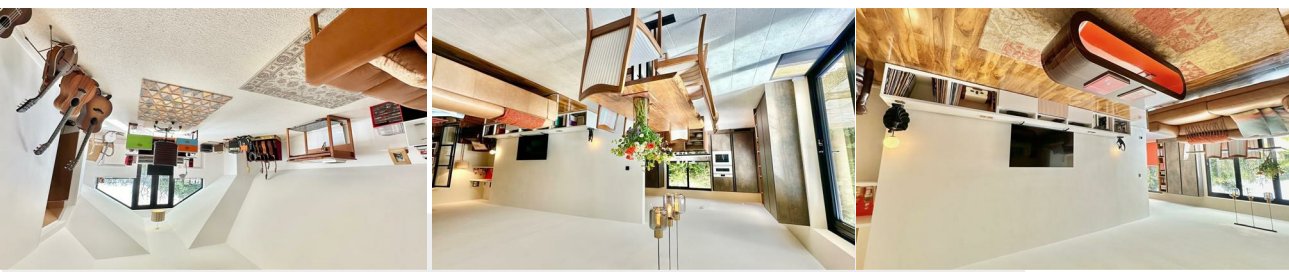
While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Microsoft 360.

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	79
Potential	82



1ST FLOOR

GROUND FLOOR



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Stella Maris Fyrsway, Fairlight, TN35 4BG

# FLOORPLANS



6 Bedrooms 4 Receptions 3 Bathrooms 4833.00 sq ft

Freehold

£1,000,000

Stella Maris Fyrsway, Fairlight, TN35 4BG





6 Bedrooms 4 Receptions 3 Bathrooms 4833.00 sq ft

## PROPERTY DETAILS

Stella Maris ("The Star of the Sea") is situated at the end of a quiet residential no through road from where there is a secret cut through straight onto the Fire Hills, boasting panoramic views of the sea and country walks through to the coves and Hastings. The beaches of Pett Level and Camber Sands are a short distance away as well as the towns of Rye, Bexhill and Battle. The village of Fairlight offers peace, quiet, and with no light pollution there are epic night skies to be enjoyed.

The property accommodation has been extensively improved by the current owners and now provides a beautiful detached house, offering six bedrooms, four reception rooms and three bathrooms. The property is entered by the front door into a stone porch leading to a wonderful entrance hallway, off of which is a home office, exercise studio, ground floor guest bedroom and beautiful bathroom. There is a family lounge leading to an open plan dining area and new high quality kitchen, with a stunning sunken lounge and 5 panel bifold doors opening onto the beautiful garden. To the first floor there are five bedrooms, the principal room with ensuite shower room and dressing area. There is an additional family bathroom as well as a generous rear roof terrace to enjoy the south facing sun and views over the garden and English Channel.

Externally, the property has a new block brick driveway, integral double garage with electric door, and enclosed front garden with many established wildflower beds. The landscaped rear garden offers an orchard with apple, pear, cherry and plum trees. Indian sand stone patios on four terraces, a pond, as well as a summer house.

To fully appreciate this unique and stylishly presented detached home, viewing is highly recommended by the vendors choice of sole agents, Just Property.



## ROOM DIMENSIONS

Front Door	Dressing Area
Porch	En Suite Shower Room / WC
Entrance Hall	Bedroom
Family Lounge	18'9 x 17'4 (5.72m x 5.28m)
17'9 x 15'11 (5.41m x 4.85m)	Bedroom
Kitchen/Dining Room	18'10 x 17'5 (5.74m x 5.31m)
27'7" x 19'3" max (8.41m x 5.89m max)	Bedroom
Garden Lounge	12'11 x 8'4 (3.94m x 2.54m)
27'11 x 26'4 (8.51m x 8.03m)	Bedroom
Storage Room	24'3 x 10'10 (7.39m x 3.30m)
Bedroom	Bathroom
14'4 x 12'2 (4.37m x 3.71m)	Sun Terrace
Bathroom	Eaves Storage Space
Studio	Double Garage
18'3 x 13'7 (5.56m x 4.14m)	19'0 x 13'10 (5.79m x 4.22m)
Office	Off Road Parking
11'10 x 10'10 (3.61m x 3.30m)	Front Garden
Stairs To First Floor	Rear Garden
Landing	Summer House
Principle Bedroom	
21'1 x 15'10 (6.43m x 4.83m)	

## FEATURES

- Stunning Detached Family Home
- Unique and Individual Property
- Sea and Country Views
- Walking Distance To Country Park
- Six Bedrooms
- Three Bathrooms
- Four Reception Rooms
- Double Garage
- Beautifully Presented Gardens
- Quiet and Peaceful Position

