

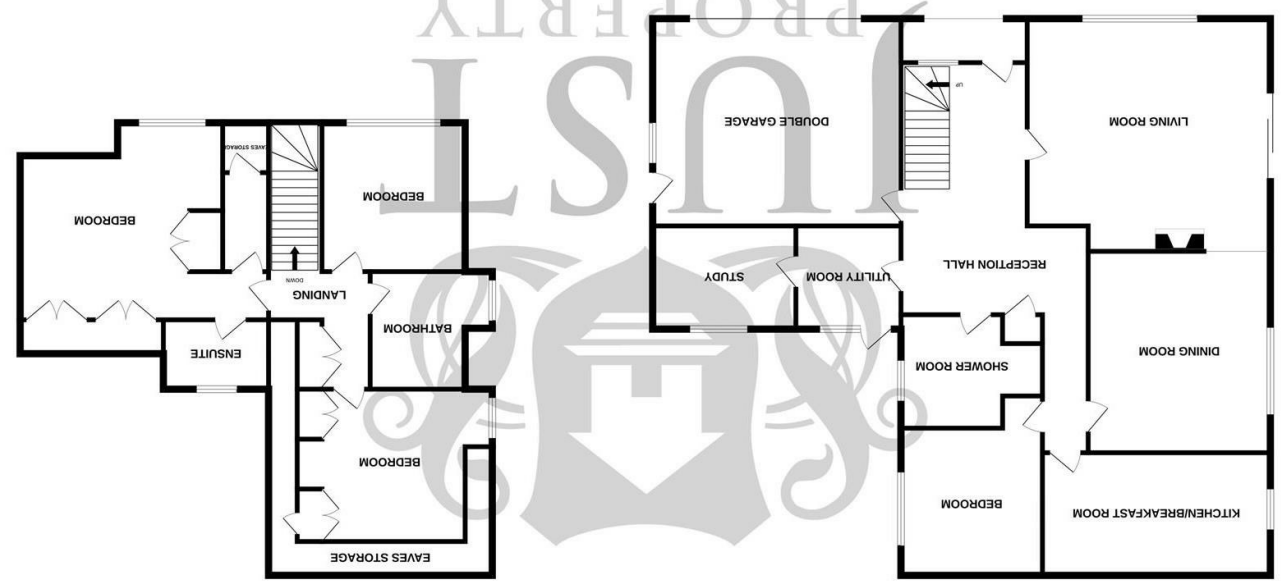
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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 Metropack 5/2024

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	74
Potential	87



1ST FLOOR GROUND FLOOR



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Haddoxcrest Gorsethorn Way, Fairlight, TN35 4BQ

FLOORPLANS



4 Bedrooms 3 Receptions 3 Bathrooms 2464.94 sq ft

Freehold

£800,000

Haddoxcrest Gorsethorn Way, Fairlight, TN35 4BQ





4 Bedrooms 3 Receptions 3 Bathrooms 2464.94 sq ft

PROPERTY DETAILS

Offers in Excess of £800,000

Welcome to Haddoxcrest, Gorsethorn Way in the pretty Sussex coastal village of Fairlight. This stunning property offers unrivalled views over the English Channel and is within walking distance to the fantastic Hastings Country Park and nature reserve with its 853 acres of woodland, open spaces and walks. The towns of Hastings, Rye, Bexhill and Eastbourne could all be found a short drive away.

The property accommodation provides four bedrooms, three bathrooms as well as two reception rooms, a fitted kitchen, useful utility space and is arranged over two floors in an immaculate way.

The property also has the benefit of gardens to 3 sides of the property providing ample space to enjoy the local scenery as well as a thriving vegetable area and useful storage shed. There is ample parking to the front of the property as well as a useful internal double garage/workshop.

Further benefits of this property include gas fired central heating, UPVC double glazing and 16 South facing solar panels making this property incredibly energy efficient. The property is in fantastic decorative order and condition and is a credit to the current owners.

If you are looking for a property with direct sea views and located close to the countryside then this property offers the best of both worlds—a tranquil escape with an amazing location and the convenience of modern living.

Please contact Just Property, your local Fairlight village estate agents to arrange a viewing of this beautiful property.



ROOM DIMENSIONS

Front Door

Reception Hall
20'4" x 8'0" (6.22 x 2.44)

Living Room
18'0" x 16'2" (5.49 x 4.93)

Dinning Room
12'2" x 11'3" (3.73 x 3.43)

Kitchen/Breakfast Room
14'11" x 9'10" (4.55 x 3.02)

Utility Room
7'6" x 6'9" (2.29 x 2.08)

Study
9'8" x 6'11" (2.95 x 2.13)

Bedroom
11'6" x 9'3" (3.51 x 2.84)

Downstairs Shower Room/W.C
17'5" x 14'0" (5.33 x 4.27)

Stairs To First Floor Galleried Landing

Bedroom
17'5" x 14'0" (5.33 x 4.27)

En Suite Shower Room/W.C
8'5" x 5'10" (2.57 x 1.78)

Bedroom
12'9" x 14'11" (3.91 x 4.55)

Family Bathroom/W.C
10'9" x 6'7" (3.30 x 2.03)

Bedroom
12'4" x 12'0" (3.78 x 3.66)

Driveway

Integral Double Garage/ Workshop
17'7" x 17'3" (5.36 x 5.26)

Front & Side Gardens

Rear Courtyard Garden

FEATURES

- Detached House
- Four Bedrooms
- Three Bathrooms (One En-Suite)
- Three Reception Rooms
- South Facing Gardens
- Sought After Village Location
- Well Presented Throughout
- Walking Distance to Country Park
- Double Garage/ Workshop
- Direct Sea Views

