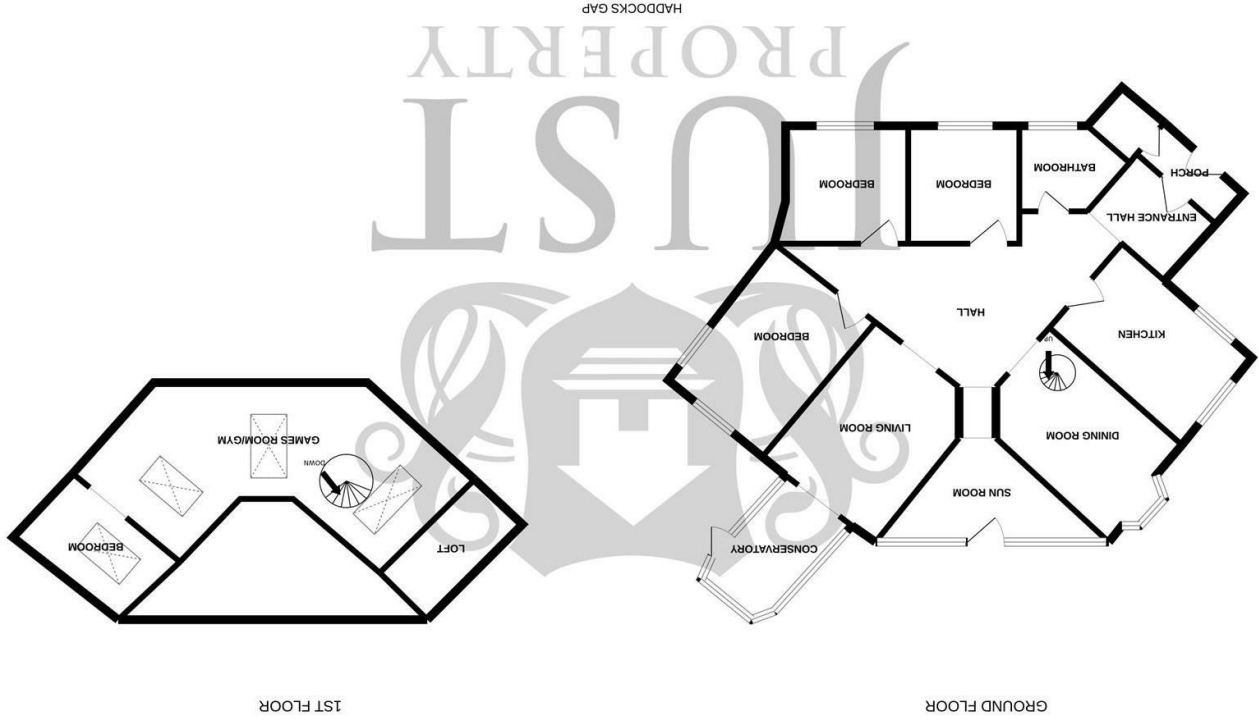


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Potential	76
Current	26



While 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 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, spaces and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2022



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# FLOORPLANS

Haddocks Gap Sea Road, Fairlight, TN35 4DR



3 Bedrooms   3 Receptions   1 Bathrooms   2012.85 sq ft

Freehold

# £350,000

Haddocks Gap Sea Road, Fairlight, TN35 4DR





3 Bedrooms

3 Receptions

1 Bathrooms

2012.85 sq ft

## PROPERTY DETAILS

**\*CASH BUYERS ONLY\***

Just Property are delighted to bring to the market this unique detached property that enjoys a truly exceptional coastal position backing directly onto and enjoying outstanding panoramic views of the English Channel. Properties such as this rarely ever come to the open market therefore viewing is highly recommended.

This magnificent individually designed property also boasts sitting room, conservatory, dining room, sun room, kitchen/breakfast room, three double bedrooms, bathroom/wc, cloakroom/wc, first floor games/entertaining room and impressive entrance hall. The property additionally benefits from gas boiler with radiators. To the outside the property is set back from the lane on a wonderful and extensive plot, in addition to the large frontage there is a substantial and stunning rear garden extending to the cliff edge with outstanding views and sun all day. Finally there is a detached garage and off-road parking.

This amazing property is located in the desirable village of Fairlight. From the village you also enjoy easy access to the amenities of Hastings and Rye.

This is a rare opportunity to create an beautiful home in an incredible location please contact Just Property sole agents for further information or to arrange a viewing.



## ROOM DIMENSIONS

Entrance Porch

Entrance Hall

Living Room  
18'0" x 13'8" (5.51 x 4.19)

Conservatory  
11'7" x 10'3" (3.54 x 3.13)

Dining Room  
17'9" x 13'6" (5.43 x 4.12)

Kitchen/Breakfast Room  
11'10" x 10'3" (3.61 x 3.14)

Sun Room

Cloakroom/wc

Bedroom  
16'3" x 10'4" (4.96 x 3.16)

Bedroom  
10'11" x 10'11" max (3.33 x 3.33 max)

Bedroom

11'2" x 10'8" (3.41 x 3.26)

Bathroom/wc

Outside

Front Garden

Driveway & Garage

Rear Garden

## FEATURES

- Magnificent Opportunity
- Backing Directly onto The Sea
- Panoramic Sea Views
- Exceptional Plot
- Huge Potential
- Three Bedroom Detached
- Three Reception Rooms
- First Floor Games/Entertaining Room
- Set Back From Lane with Garage
- CASH BUYERS ONLY

