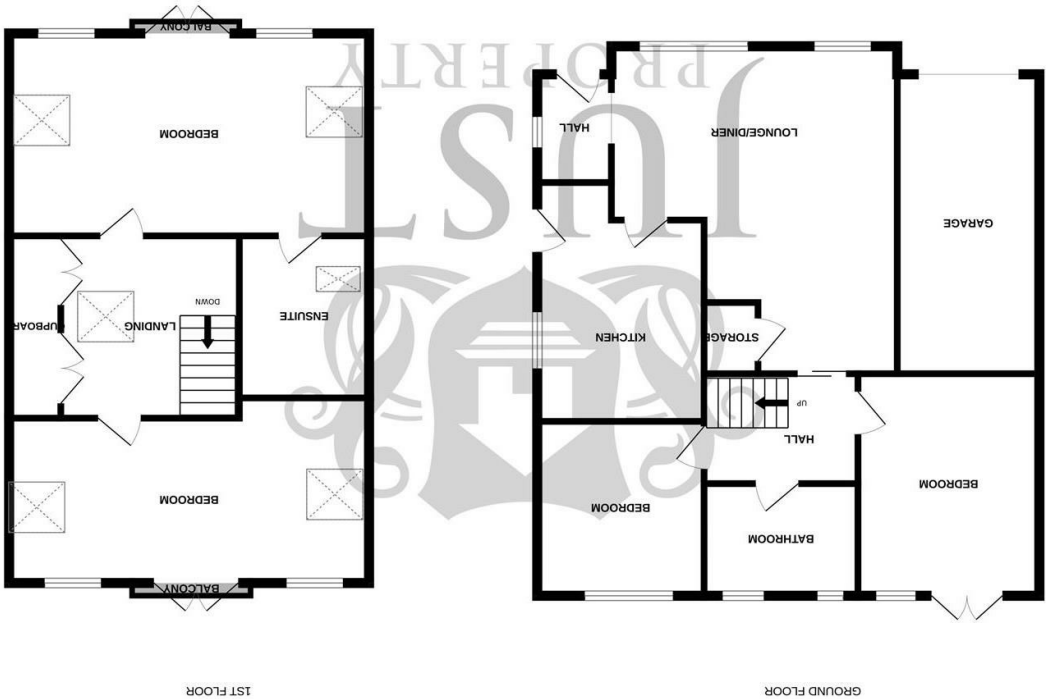




While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such. 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. Plans with Metropack 02/24.

England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Potential
	62	79
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Alborada Farley Way, Fairlight, TN35 4AS

# FLOORPLANS



4 Bedrooms 1 Receptions 2 Bathrooms 1528.48 sq ft

Alborada Farley Way, Fairlight, TN35 4AS



Freehold

£475,000



## PROPERTY DETAILS

A four-bedroom link detached house, situated in one of the most sought-after residential Cul-de-Sacs within Fairlight village set back from Farley Way and enjoying an elevated position with views from the living room and master bedroom looking out over Fairlight & Knowle Wood towards Rye Bay. Located within walking distance of local bus services on Waites Lane, the village farm store as well as countryside walks.

The property provides versatile and spacious accommodation arranged over two floors to include an 18'5 x 17'3 L-shaped living room/diner and an impressive 11'9 x 9'9 fitted kitchen with built-in appliances & double glazed stable door to the side access. From the inner hallway there are two double bedrooms and a downstairs family bath/shower room. From the open galleried landing on the first floor there is a 20'0 x 12'7 master bedroom with feature windows & central double glazed French doors opening up with a Juliet balcony enjoying extensive views over Fairlight as well as an en-suite bath/shower room. There is also a 20'0 x 10'7 second bedroom with fitted shelving, feature windows & French doors with Juliet balcony overlooking the rear garden.

In addition, there is a driveway providing off road parking for 3/4 vehicles, a single garage and the rear garden comprises a patio area and an area of lawn with mature trees & shrubs. Further benefits include gas fired central heating with a Hive remote control system, upvc double glazing and oak flooring to the living room.

To be sold chain free, viewing strictly by appointment with sole agents, Just Property.

## ROOM DIMENSIONS

Front Door	En-suite Bath/Shower Room
Entrance Hall	Bedroom 20'0" x 10'7" (6.10 x 3.23)
Living Room/Diner 18'4" x 17'3" (5.61 x 5.26)	Front Garden
Kitchen 11'8" x 9'8" (3.58 x 2.97)	Driveway
Inner Hall	Garage
Bedroom 13'1" x 10'4" (4.01 x 3.15)	Rear Garden
Bedroom 10'2" x 10'0" (3.10 x 3.07)	
Downstairs Bath/Shower Room	
First Floor Gallery Landing	
Bedroom 20'0" x 12'7" (6.10 x 3.84)	

## FEATURES

- Link Detached House
- Elevated Position
- Far Reaching Views
- Four Double Bedrooms
- Recently Refurbished
- 18'5 x 17'3 Living Room
- Modern Fitted Kitchen
- En-suite & Bathroom
- Garage & Parking
- Enclosed Rear Garden

