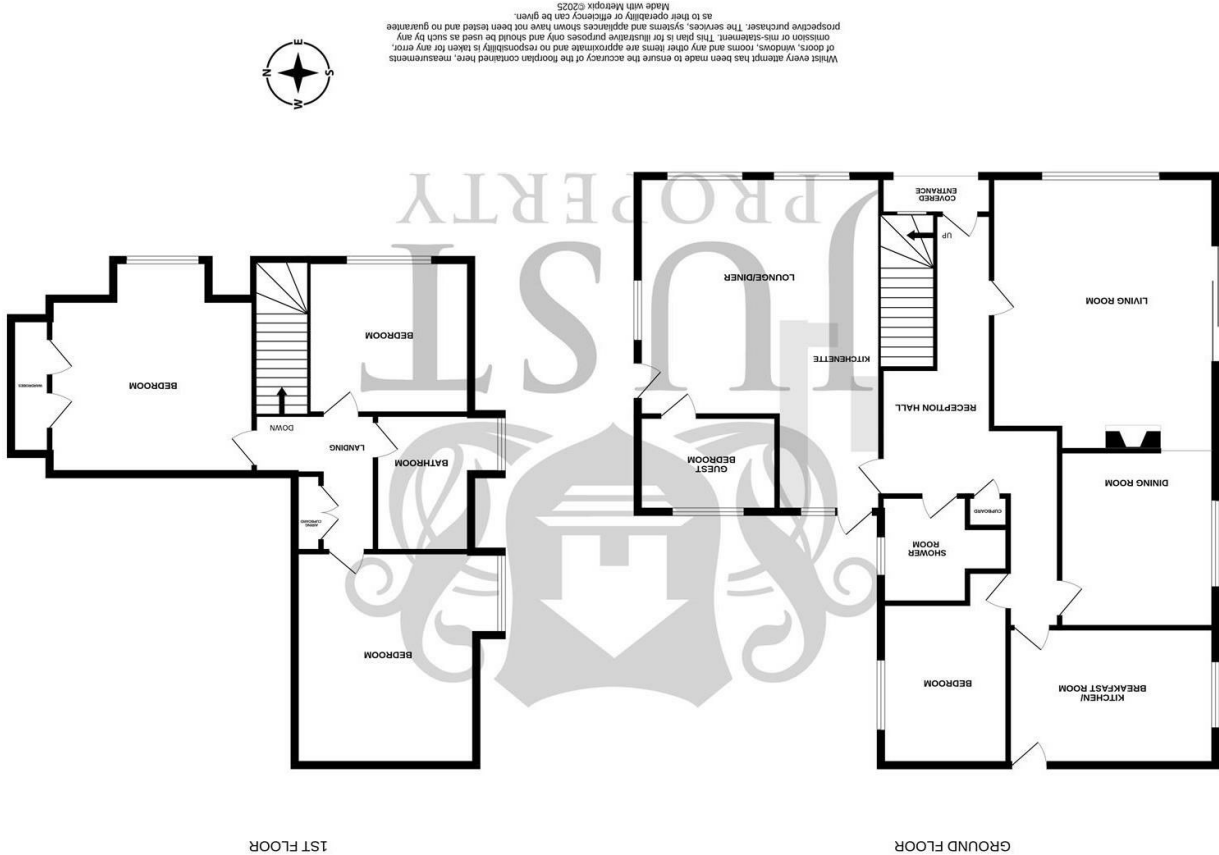




Energy Efficiency Rating			
 1234567	 70	 75	
			Very energy efficient - lower running costs
			B (81-91)
			D (55-68)
			F (21-38)
			Not energy efficient - higher running costs
EU Directive 2002/91/EC			
England & Wales			



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Firecrest Gorsethorn Way, Fairlight, TN35 4BQ

FLOORPLANS



5 Bedrooms 3 Receptions 2 Bathrooms 2174.31 sq ft

Firecrest Gorsethorn Way, Fairlight, TN35 4BQ

Freehold

£699,950





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ROOM DIMENSIONS

Reception Hall

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

Living Room

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

Dining Room

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

Kitchen/Breakfast Room

14'11" x 9'10" (4.55m x 3.02m)

Bedroom Four

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

Downstairs Shower Room/W.C

Guest Annexe

Kitchenette

13'10" x 7'6" (4.24m x 2.31m)

Lounge/Diner

17'7" x 17'3" (5.36m x 5.26m)

Bedroom Five/Study

9'6" x 6'9" (2.90m x 2.08m)

First Floor Galleried Landing

Bedroom One

14'9" x 14'6" (4.50m x 4.42m)

Bedroom Two

14'11" x 12'11" (4.57m x 3.96m)

Bedroom Three

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

Family Bathroom/W.C

10'9" x 6'7" (3.30m x 2.03m)

PROPERTY DETAILS

A five bedroom, three reception room detached family house incorporating a separate guest/annexe accommodation with wrap around gardens in this favoured village location within 250 yards of access into Hastings Country Park from Channel Way as well as being close to local coastal and countryside walks.

The property provides versatile living accommodation arranged over two floors to include a large reception hall, a dual aspect living room with feature fireplace, a separate dining room and a 14'11 x 9'11 fitted kitchen with built-in appliances and door out into the gardens. There is also a downstairs bedroom four and a shower room/w.c in addition to the guest/annexe which includes a kitchenette, a dual aspect lounge/diner and a fifth bedroom/study. To the first floor there are three double bedrooms with fitted wardrobes to bedroom one and there is also a family bathroom/w.c with a separate shower cubicle.

Outside, the wrap around gardens are level and mainly laid to lawn with a patio area & pergola to the side enjoying a southerly aspect and there are additional rear gardens with a westerly aspect. The side access leads directly to the annexe or it can be accessed from the reception hallway. The double width driveway provides off road parking for up to four vehicles and further benefits include views over Fairlight towards Rye Bay & the sea, gas fired central heating, double glazing and viewing is strictly by appointment to appreciate this lovely property which would suit additional family members or the opportunity for home and income.

FEATURES

- Five Bedrooms, Three Reception Rooms
- Ground & First Floor Bathrooms
- Detached Family House
- Guest/Annexe Accommodation
- Wrap Around Gardens
- Views over Fairlightto Rye Bay
- Double Width Driveway
- Kitchen with Built-in Appliances
- Close to Hastings Country Park
- Viewing Considered Essential



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.