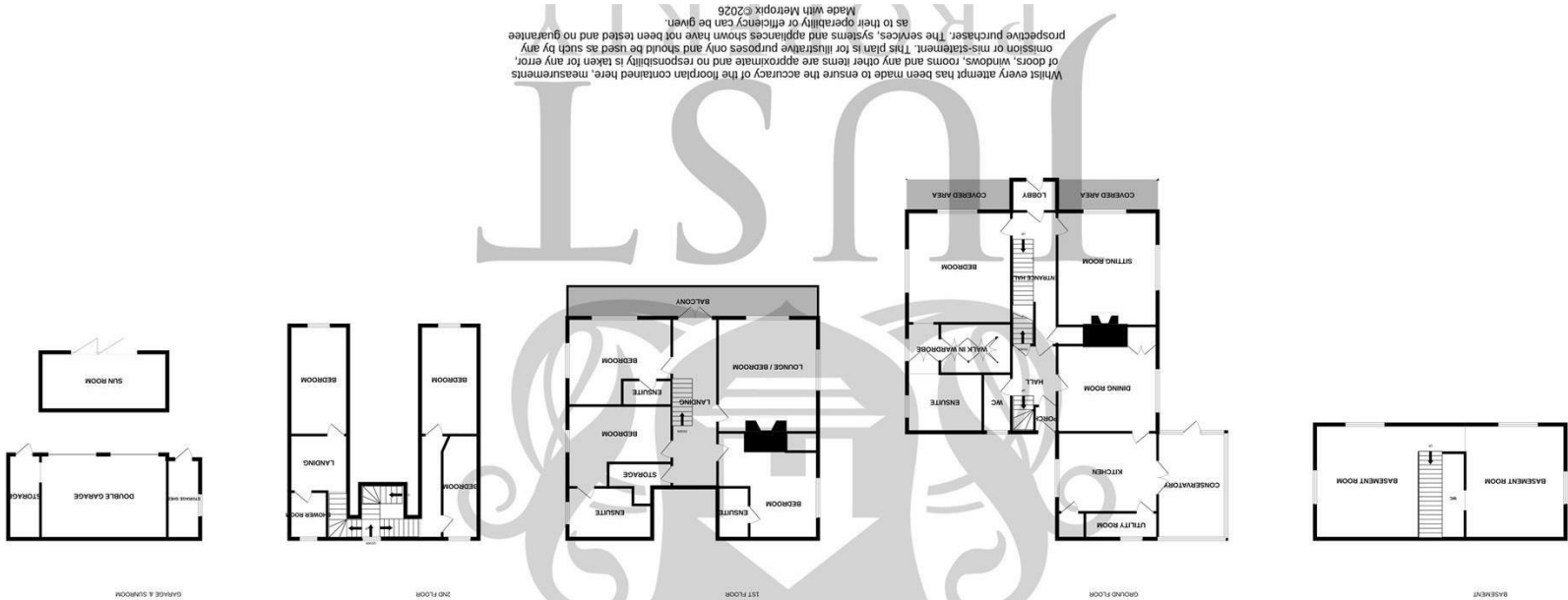




England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs	A (92 plus)	78
	B (81-91)	
Not energy efficient - higher running costs	C (69-80)	
	D (55-68)	
	E (39-54)	
	F (21-38)	65
	G (1-20)	



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Fairlight Cottage Warren Road, Fairlight, TN35 4AG

FLOORPLANS



7 Bedrooms 3 Receptions 6 Bathrooms 3971.88 sq ft

Freehold

£1,150,000

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Freehold

£1,150,000



7 Bedrooms

3 Receptions

6 Bathrooms

3971.88 sq ft

PROPERTY DETAILS

Set in an elevated and commanding position along the sought-after Warren Road in Fairlight, Fairlight Cottage is an exceptional historic coastal residence of considerable character and provenance, enjoying far-reaching sea views, approximately five acres of grounds, and a rich heritage dating back to circa 1830–1850.

Notably once owned by Lord Rothermere, this remarkable period home offers a rare opportunity to acquire a property of both historical significance and lifestyle appeal. Surrounded by mature gardens and expansive grounds, the house enjoys privacy, grandeur, and a unique connection to the area’s distinguished past.

Approached via an impressive landscaped frontage, the handsome double-gabled façade immediately reflects the home’s timeless architectural charm. Internally, the property extends over multiple floors, offering substantial and versatile accommodation ideally suited to multigenerational living, guest hosting, or potential lifestyle business use. The layout includes up to seven bedrooms, multiple en-suite facilities, elegant reception rooms, a spacious kitchen with utility room, a conservatory, walk-in wardrobe, basement rooms with excellent ancillary potential, and upper-level balconies designed to embrace the spectacular coastal outlook.

The extensive grounds, once cultivated as productive market gardens, now provide a wonderful blend of open land, established gardens, and potential for equestrian, horticultural, or leisure pursuits. A detached double garage, sunroom, and additional outbuildings further enhance the estate’s versatility.

Fairlight Cottage represents a rare fusion of history, scale, sea views, and setting - a distinguished country-and-coastal home offering period elegance, exceptional space, and breathtaking surroundings, all within one of East Sussex’s most desirable village locations near Fairlight Cove, Hastings, and Rye.

ROOM DIMENSIONS

Front Door	Bathroom
Lobby	Stairs to First Floor
Entrance Hall	Landing
Sitting Room	27'2" x 7'0" (8.29 x 2.14)
16'11" x 15'10" (5.16 x 4.85)	Bedroom with En-suite Bathroom
Master Bedroom Suite	15'5" x 8'5" (4.70 x 2.59)
15'1" x 15'1" (4.61 x 4.60)	Bedroom with En-suite Shower Room
Walk in Wardrobe	14'11" x 13'9" (4.57 x 4.21)
En-Suite Shower Room	Bedroom with En-suite Shower Room
11'2" x 7'5" (3.41 x 2.27)	15'1" x 15'1" (4.61 x 4.61)
Inner Hall	Bedroom/ Lounge
8'11" x 7'1" (2.72 x 2.17)	16'6" x 13'11" (5.05 x 4.26)
Dining Room	Balcony with Countryside and Sea Views
15'0" x 13'4" (4.59 x 4.08)	Split Stairs leading from the Ground Floor to the
Kitchen	Landing
14'9" x 12'2" (4.52 x 3.72)	Bedroom
Utility Cupboard	15'7" x 9'1" (4.77 x 2.77)
10'7" x 4'7" (3.24 x 1.40)	Shower Room
Conservatory	Bedroom
20'5" x 11'8" (6.24 x 3.57)	13'7" x 6'7" (4.16 x 2.01)
W.C	Bedroom
Stairs to Basement	16'11" x 9'2" (5.17 x 2.80)
Basement Room	Double Garage
14'7" x 14'9" (4.46 x 4.50)	Out Building, Summer House
Basement Room	Approx 4 Acres of Gardens and Land
15'4" x 14'9" (4.68 x 4.52)	

FEATURES

- Magnificent historic coastal home dating from circa 1830–1850
- Elevated Fairlight setting with breathtaking sea views
- Approx. 4 acres of private gardens and grounds
- Stunning period architecture with striking double-gabled façade
- Up to 7 bedrooms with extensive multi-level accommodation
- Elegant reception rooms, conservatory, and spacious kitchen
- Balconies and elevated terraces capturing coastal vistas
- Basement rooms, double garage, sun room, and outbuildings
- Rare lifestyle estate combining history, privacy, and exceptional scale
- Viewing considered essential by the vendors choice of sole agents



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.