

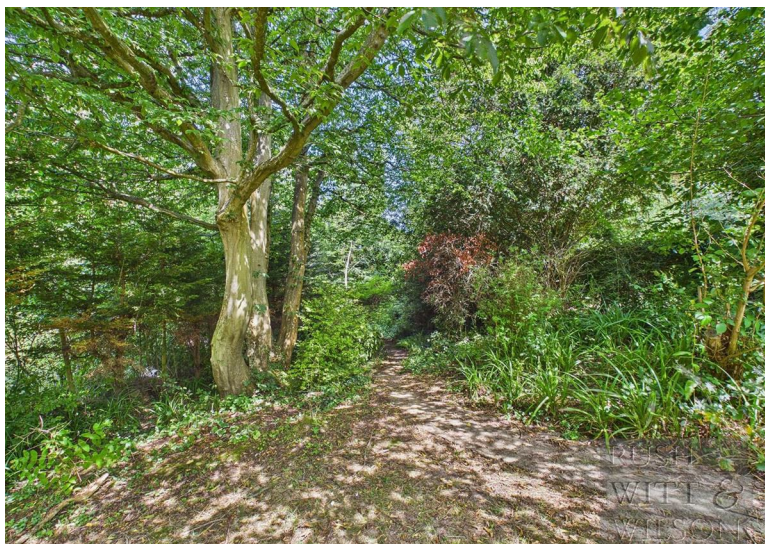
**RUSH  
WITT &  
WILSON**



**Merok Broadway, Fairlight, TN35 4DA**  
**By Auction £270,000 Freehold**

We are delighted to present Merok, a distinctive split-level, timber-framed bungalow nestled in one of Fairlight's most sought-after roads. This charming detached property is set on a wonderfully generous and private plot, offering a peaceful woodland backdrop that ensures exceptional seclusion while remaining conveniently close to the village centre. Upon entering, you are greeted by a welcoming entrance hall that leads to a bright living room, perfect for relaxation. The well-appointed kitchen opens onto a superb sun terrace, ideal for enjoying the outdoors. The ground floor also features a family bathroom and two comfortable bedrooms positioned at the front of the property, providing a lovely view of the surroundings. The lower ground level offers outstanding flexibility, comprising a large reception room, an additional reception or bedroom, a utility room, a useful store room and a separate wc. This versatile space is perfect for guest accommodation, a home office or a hobby area, making it suitable for multi-generational living. Externally, Merok boasts extensive gardens, mainly laid to lawn, which gradually lead down to an attractive area of woodland and a stream, creating a unique and tranquil setting. The plot ensures exceptional privacy, complemented by off-road parking for multiple vehicles. Perfectly positioned within the village, the property is just a short walk from the local pub, hairdresser, and village hall. It is also ideally placed for access to stunning coastal and countryside walks. Bus services from Waites Lane provide convenient transport links to Hastings, Rye, and Pett Level Beach. Properties of this calibre, offering such a level of space, seclusion, and versatility in a desirable location, are a rare find.

**CHAIN FREE.**









**Floor 0**



**Floor 1**



**Approximate total area<sup>(1)</sup>**

110 m<sup>2</sup>

1181 ft<sup>2</sup>

**Reduced headroom**

0.7 m<sup>2</sup>

7 ft<sup>2</sup>

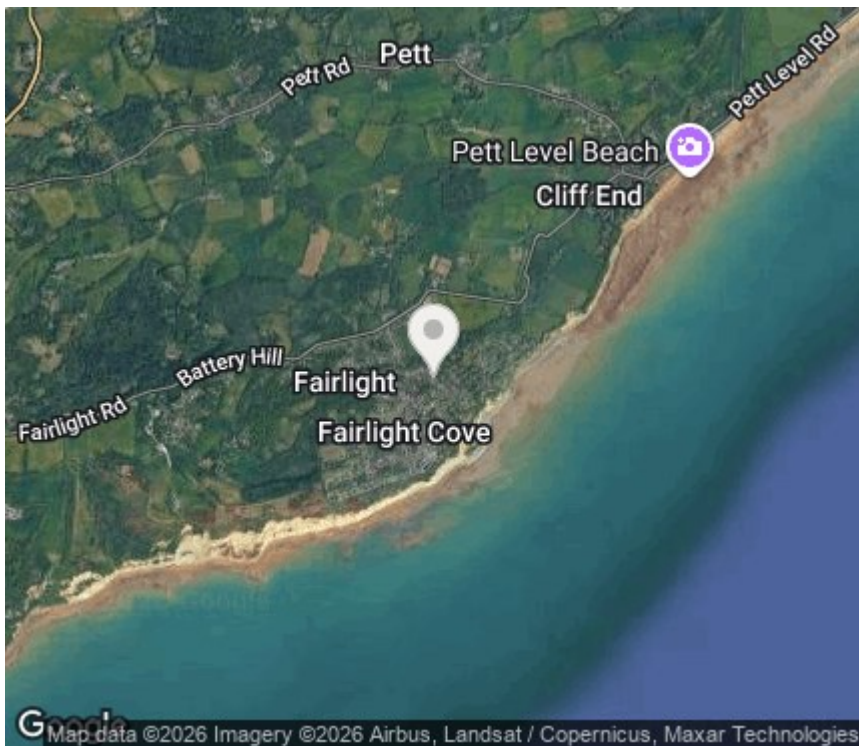
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**



This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (IamSold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken.

Council Tax Band - E

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

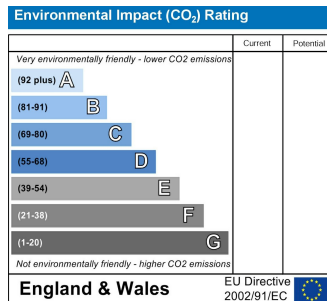
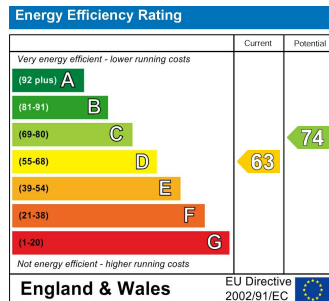
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3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>



Residential Estate Agents  
Lettings & Property Management



Rother House Havelock Road  
Hastings  
East Sussex  
TN34 1BP  
Tel: 01424 442443  
[hastings@rushwittwilson.co.uk](mailto:hastings@rushwittwilson.co.uk)  
[www.rushwittwilson.co.uk](http://www.rushwittwilson.co.uk)