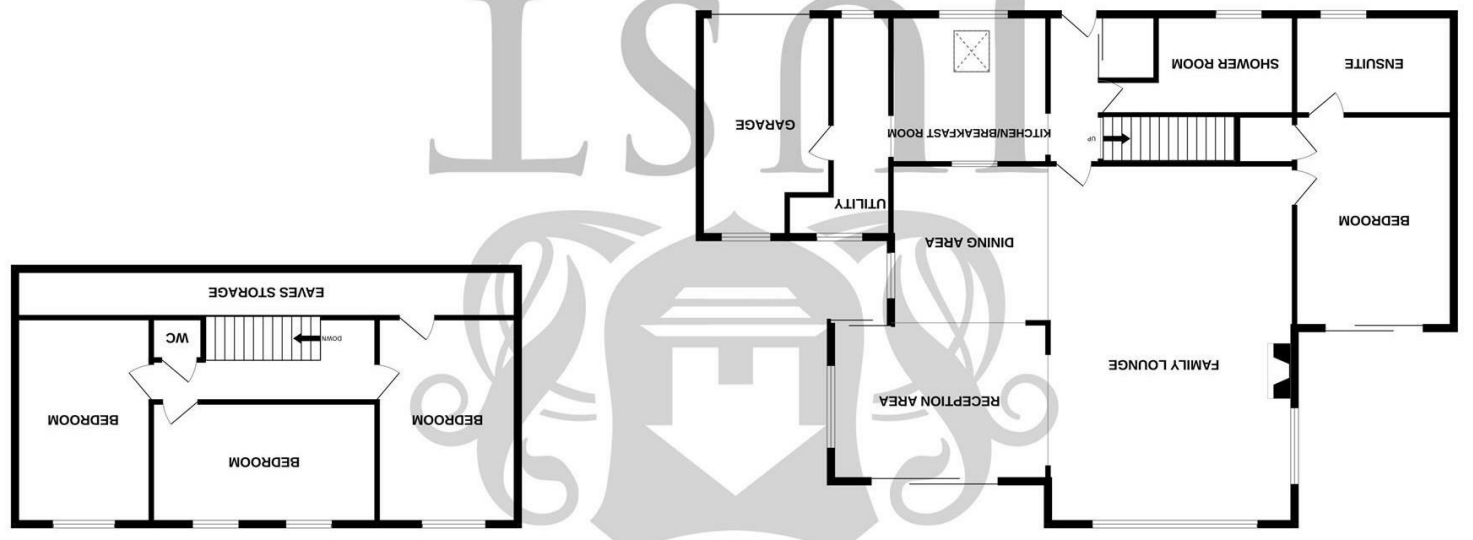


While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	G (11-20)
	F (21-30)
	E (39-54)
	D (55-69)
	C (69-80)
	B (81-91)
Very energy efficient - lower running costs	A (92 plus)
Energy Efficiency Rating	
Current	57
Potential	70



1ST FLOOR

GROUND FLOOR

FLOORPLANS

3 The Close, Fairlight, TN35 4AQ



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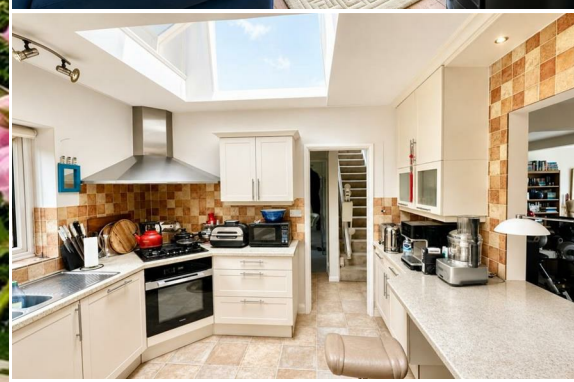


4 Bedrooms 2 Receptions 2 Bathrooms 1862.00 sq ft

Freehold

£650,000

3 The Close, Fairlight, TN35 4AQ





4 Bedrooms 2 Receptions 2 Bathrooms 1862.00 sq ft

PROPERTY DETAILS

CHAIN FREE

Enjoying an enviable position on the outskirts of Hastings, the property is just moments from the stunning Hastings Country Park, with its acres of unspoilt woodland, coastal walks and open countryside. The neighbouring towns of St Leonards, Rye, Bexhill, Eastbourne and Battle are all within easy reach.

Having been lovingly maintained and significantly improved by the current owner, the accommodation offers generous and versatile living space throughout. The ground floor comprises a welcoming entrance hall with useful storage, a fitted kitchen/breakfast room, utility room, shower room/WC and access to the integral garage. The impressive open-plan living areas provide space for lounging, dining and entertaining, while a spacious ground-floor double bedroom benefits from an en-suite shower room and sliding doors opening onto the rear garden.

To the first floor there are three further double bedrooms, a separate WC and extensive eaves storage.

One of the property's most outstanding features is its breathtaking outlook, beaches nearby with far-reaching views across Hastings Country Park towards the English Channel. On particularly clear days, the coastline and lights of France can even be seen.

Outside, the property enjoys off-road parking, a mature front garden and an attractive rear garden featuring a sun terrace and a superb heated saltwater swimming pool measuring approximately 10m x 4m.

Further benefits include gas central heating, air conditioning and a chain-free sale through the vendor's sole agent.

Properties of this calibre and location are rarely available, and viewing is highly recommended to fully appreciate the accommodation, setting and spectacular views on offer.



ROOM DIMENSIONS

Front Door	Upstairs To Landing
Entrance Hallway	Bedroom 16'2" x 8'2" (4.95 x 2.51)
Shower Room / WC 9'2" x 7'5" (2.80 x 2.27)	Bedroom 14'10" x 9'10" (4.54 x 3.01)
Kitchen / Breakfast Room 11'3" x 11'0" (3.44 x 3.37)	Bedroom 14'10" x 10'1" (4.54 x 3.09)
Utility Room 16'4" x 7'3" max (4.99 x 2.23 max)	WC
Dining Area 11'6" x 11'3" (3.51 x 3.43)	Off Road Parking x 2
Reception Area 14'8" x 11'3" (4.48 x 3.43)	Integral Garage
Family Lounge 26'0" x 17'4" (7.93 x 5.29)	Front Garden
Bedroom 14'10" x 10'11" (4.53 x 3.35)	Hard Standing
En Suite 10'11" x 7'2" (3.35 x 2.20)	Rear Sun Terrace
	Rear Garden
	Swimming Pool - Salt Water 32'9" x 13'1" (10 x 4)
	Pool Room

FEATURES

- CHAIN FREE
- Four Bedrooms
- Two Bathrooms
- Driveway and Integral Garage
- Beautiful Gardens
- Heating Swimming Pool with electric solar cover
- Fitted Kitchen / Breakfast Room
- Majestic Views over Country Park To Sea
- Gas Central Heating
- Quiet Position in Gorgeous Fairlight Village & Country Park Moments Away

