

RUSH  
WITT &  
WILSON



**West Point Commanders Walk, Fairlight, East Sussex TN35 4BE**  
**Guide Price £750,000 Freehold**

Rush Witt & Wilson are pleased to offer a unique detached home in a elevated position with sea views.

An extended and improved home offering well presented spacious and versatile accommodation comprises five bedrooms, three with en-suite facilities and a family bathroom. There is a central snug with breakfast area connecting to the kitchen, dining room and double aspect living room with access to terrace / garden.

Garage to the front and further parking. The mature garden is a particular feature with pond to the front, split level decked terrace abutting the property, lawn, established and well stocked beds.

For further information and to arrange a viewing please call our Rye Office 01797 224000.



## Locality

Occupying an elevated position within the much sought after coastal village of Fairlight, within the High Weald Area of Outstanding Natural Beauty with Country park / Nature Reserve adjoining.

Village amenities include a public house / restaurant and an active community hall. Further shopping, primary and secondary school, sporting and recreational facilities can be found in the nearby Historic Coastal Town of Hastings and the Ancient Cinque Port Town of Rye.

Rye railway station provides services to Ashford International and connecting high speed services to London. Station offers services to Brighton and London.

At nearby Pett Level there is access to miles of shingle beach that extends from the cliffs at Fairlight to a nature reserve at Rye Harbour, this forms part of the stunning coastline of the Rye Bay.

## Reception Area

Door to the front and window to the side, leads into hallway and snug.

## Snug

Stairs rising to the first floor, fireplace.

## Breakfast Area

Window to the rear with distant sea views, built in units housing washing machine and tumble dryer, display shelving.

## Bedroom

13'5 x 10'1 (4.09m x 3.07m)

Double aspect with windows to the front and side.

## En-Suite Shower Room

6'11 x 5'10 (2.11m x 1.78m)

Shower cubicle, built in unit with semi recessed wash basin, wc, generous wall and floor tiling, window to the side.

## Bedroom

10'5 x 10'4 (3.18m x 3.15m)

Window to the front.

## Bedroom

21'6 x 10'2 (6.55m x 3.10m)

Double aspect with windows to the side and rear, built in wardrobes.

## Family Bathroom

7'7 x 6'10 (2.31m x 2.08m)

A white suite comprising large double ended bath with shower/screen over, wash basin and wc, heated towel rail, generous tiling, window to the side.

## Living Room

15'11 x 15'10 (4.85m x 4.83m)

Double aspect with window to the side and two sets of double doors to the rear.

property accessed from the Living Room.

Substantial timber garden building / studio.

Area of lawn, many mature trees and a well stocked beds with a variety of shrubs.

## Dining Room

15'11 x 9'10 (4.85m x 3.00m)

Window to the rear, open plan to living room with a further door to the snug.

## Garage

Detached garage with up and over door to the front and personal door to the rear.

## Kitchen

12'3 x 11'4 (3.73m x 3.45m)

Extensively fitted with a range of traditional style cupboard/drawer base units, matching wall mounted cabinets and upright units, worktop with inset ceramic sink. Space and point for range, space and plumbing for dishwasher, window to the front and sliding door to the side, opening to small terrace and garden.

## Agents Note

Council Tax Band - F

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.

## First Floor

### Landing

Stairs rise from the snug, skylight to the front.

### Important Notice:

### Bedroom

24'4 x 11'7 (7.42m x 3.53m)

A light and airy split level room with raised seating area and door out to balcony/roof terrace.

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

### En-Suite Shower Room

8'2 x 5'2 (2.49m x 1.57m)

Double ended bath with shower/screen over, wash basin and wc, heated towel rail, skylight over.

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

### Bedroom

12'4 x 11'6 (3.76m x 3.51m)

Window to the rear.

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.

### En-Suite Shower Room

8'3" x 5'2" (2.52 x 1.60)

Shower cubicle, wash basin and wc, heated towel rail, skylight to the front.

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

### Outside

### Gardens

A brick paved driveway provides off road parking and access to a detached garage. Feature pond to the front with extensive planting around.

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>

A pathway to the side leads to the rear garden, this is of good size and enjoys a southerly aspect. There is a large split level terrace abutting the



GROUND FLOOR  
1774 sq.ft. (164.8 sq.m.) approx.



1ST FLOOR  
504 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA : 2278 sq.ft. (211.6 sq.m.) approx.

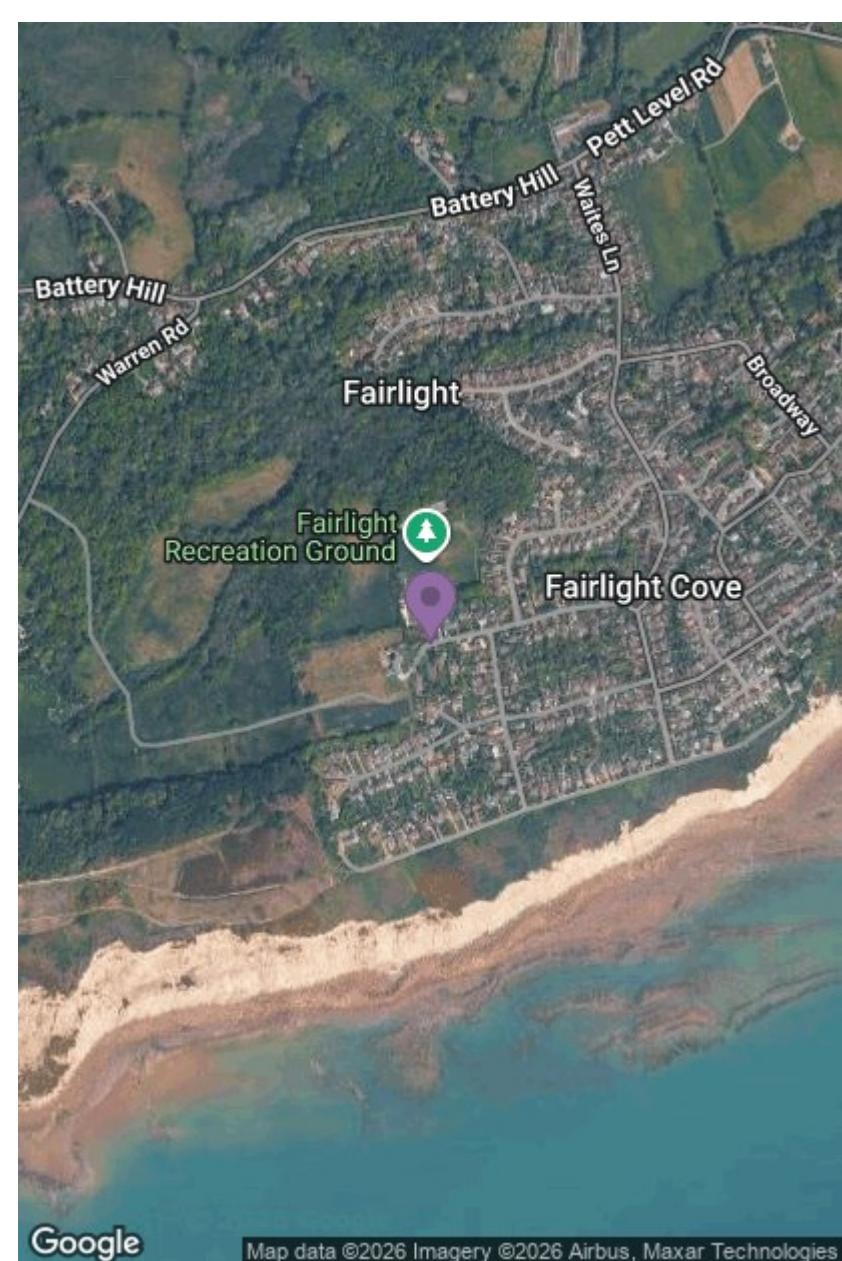
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(70-80)	C		
(55-64)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(70-80)	C		
(55-64)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			



Google

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