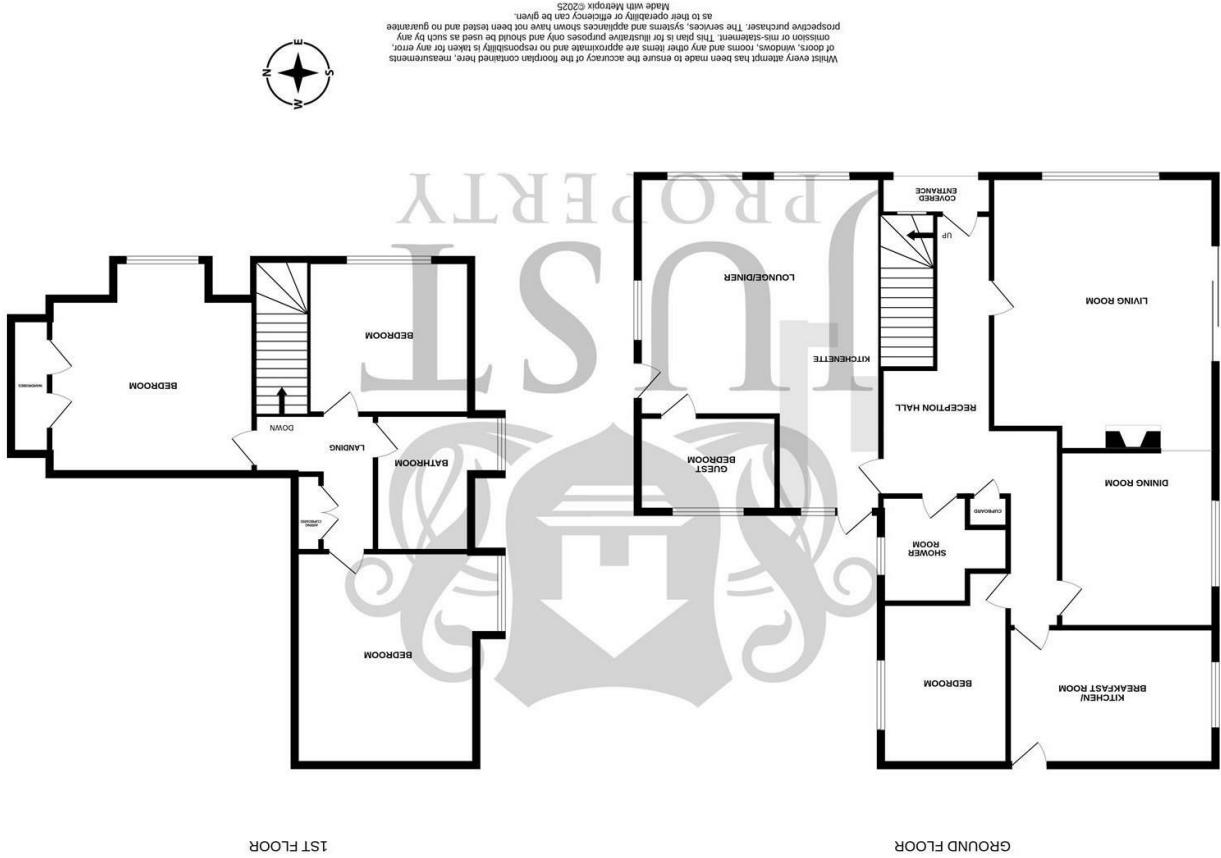




England & Wales		
EU Directive 2002/91/EC		
70	Not energy efficient - higher running costs	
	G (1-20)	
	F (21-38)	
	E (39-54)	
	D (55-69)	
	C (70-80)	
	B (81-91)	
75	A (92 plus)	
	Very energy efficient - lower running costs	
Current		Potential
Energy Efficiency Rating		



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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

£650,000





Freehold

£650,000

5 Bedrooms 3 Receptions 2 Bathrooms 2174.31 sq ft

PROPERTY DETAILS

A rare Fairlight position: a substantial plot just 100 metres from the cliff path, enjoying panoramic views across Rye Bay to Camber Sands, the historic town of Rye and out over the English Channel. Set within mature wrap-around gardens, this spacious five-bedroom detached home offers over 2,175 sq ft of versatile accommodation, including three reception rooms and a fully self-contained annexe, ideal for multigenerational living, guest accommodation, a home office, or holiday-let income.

The established gardens enjoy both south and west-facing aspects, with a patio, pergola and mature planting creating a wonderful outdoor setting, while a double-width driveway provides parking for four vehicles.

The main house comprises a welcoming reception hall, dual-aspect living room with feature fireplace, separate dining room, fitted kitchen/breakfast room, ground-floor bedroom and shower room. Upstairs are three further double bedrooms, including a principal bedroom with fitted wardrobes, together with a family bathroom.

The self-contained annexe benefits from its own kitchenette, a generous dual-aspect lounge/diner and a bedroom/study, with both independent and internal access. It offers exceptional flexibility for extended family, visiting guests, a home business or additional income.

Hastings Country Park is just 250 yards away via Channel Way, providing 660 acres of protected clifftop and woodland walks. Fairlight village offers a farm shop, gastro pub, village shop, hairdresser, Post Office and regular bus services to Hastings and Rye.

Properties combining this exceptional position, generous plot, breathtaking coastal views and a genuine self-contained annexe are rarely available. An early viewing is highly recommended to fully appreciate everything this unique home has to offer.”

ROOM DIMENSIONS

Reception Hall 20'4" x 8'0" (6.22 x 2.44)	Bedroom Five/Study 9'6" x 6'9" (2.90m x 2.08m)
Living Room 18'0" x 16'2" (5.49 x 4.93)	First Floor Galliered Landing
Dining Room 12'2" x 11'3" (3.73 x 3.43)	Bedroom One 14'9" x 14'6" (4.50m x 4.42m)
Kitchen/Breakfast Room 14'11" x 9'10" (4.55m x 3.02m)	Bedroom Two 14'11" x 12'11" (4.57m x 3.96m)
Bedroom Four 11'6" x 9'3" (3.51m x 2.84m)	Bedroom Three 12'4" x 12'0" (3.78m x 3.66m)
Downstairs Shower Room/W.C	Family Bathroom/W.C 10'9" x 6'7" (3.30m x 2.03m)
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)	

FEATURES

- 100 metres from the cliff path; panoramic views over Rye Bay to Camber Sands and Rye, and out across the Channel
- Substantial level plot with mature wrap-around gardens — south and west aspects
- Self-contained annexe: kitchenette, 17'7 lounge/diner, bedroom/study — home-and-income or multigenerational potential
- Five bedrooms, three reception rooms, 2,175 sq ft over two floors
- 250 yards from Hastings Country Park via Channel Way
- Double-width driveway for four vehicles; freehold



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.