

**RUSH
WITT &
WILSON**



**Saltrock Hill Road, Fairlight, East Sussex TN35 4AE
Guide Price £650,000 Freehold**

LOCATED TOWARDS THE END OF A PRIVATE ROAD.

Rush, Witt & Wilson are pleased to offer a substantial detached house offering spacious and versatile accommodation that is arranged over three floors. The property is considered ideal for large family occupation and it also offers potential for extended family use of those seeking work from home space. The property occupies a particularly favoured position elevated in the village with far reaching views over the Fire Hills to the English channel beyond, this maybe of interest to those seeking a re-development opportunity. The well presented accommodation comprises reception hallway with triple aspect living room, cloakroom, large landing/snug with double doors opening out to a roof terrace, stairs then rise to the bedroom accommodation which is on the first floor. There are four good sized bedrooms, one with an en-suite shower room and also a family bathroom, from the ground floor, stairs descend to a lower ground floor, kitchen/breakfast room with adjoining utility room and access to useful under house storage. There is a dining room and further family/games room adjoining. The rear garden is accessed both from the dining room and the kitchen/breakfast room and a terraced area with a gently sloping lawn bordered by mature hedging and trees. There is large hardstanding to the front that provides off road parking for several cars and access to the integral garage, steps then rise to the front door. For further information and to arrange a viewing please call our Rye office on 01797 224000. Saltrock is located in the much sought after coastal village of Fairlight, situated within the High Weald Area of Outstanding Natural Beauty. There is a general store/post office and active community hall within the village and a newly opened public house, whilst extensive shopping, primary and secondary school, sporting and recreational amenities can be found in the nearby Historic Coastal Town of Hastings and Rye.









Floor 0



Floor 1

Approximate total area⁽¹⁾

233.3 m²
2509 ft²

Balconies and terraces

21.9 m²
236 ft²

Reduced headroom

1.1 m²
12 ft²

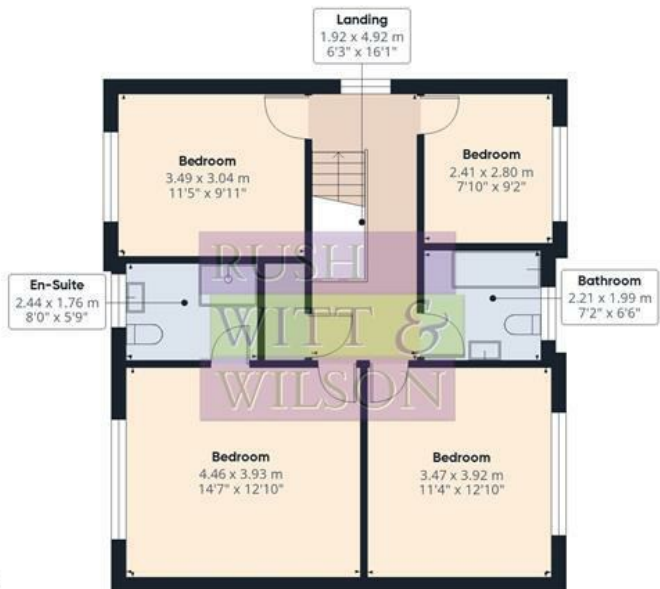
(1) Excluding balconies and terraces

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



Floor 2





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

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

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.

Important Notice:

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).
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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>

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