

**RUSH  
WITT &  
WILSON**



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**Fairlight View Marsham Brook Lane, TN35 4HF**  
**Guide Price £375,000**

**Rush Witt & Wilson are pleased to offer a detached chalet style home in a tucked away location within the popular coastal hamlet of Pett Level. The property is accessed via a shared private road and has good parking provision to the front. The well proportioned accommodation comprises of a double aspect living/dining room, modern kitchen, two ground floor bedrooms and a shower room. A generous reception area with stairs rising to the first floor, where there is a further double bedroom and a cloakroom/wc.**

**The property is situated in the increasingly popular hamlet of Pett Level, only a short walk from miles of open shingle beach which extends from the cliffs at Fairlight to a nature reserve at Rye Harbour. The neighbouring villages of Pett, Fairlight and Winchelsea Beach offer a range of local amenities including supermarket/post office, tea room, hairdressers, butchers, public houses/restaurants and active community halls. Further shopping, sporting and recreational facilities can be found in the ancient Cinque Port town of Rye and the historic coastal town of Hastings, both of which are only a short drive away. Beautiful undulating countryside borders the village. There are many rural walks and the Saxon Shore Way passes the property. For further information and to arrange a viewing, please contact our Rye office 01797 224000.**



**Hallway**

9'1 x 11'10 (2.77m x 3.61m)

**Living Room**

15'11 x 13'0 (4.85m x 3.96m)

**Dining Room**

9'9 x 9'0 (2.97m x 2.74m)

**Kitchen**

10'6 x 9'0 (3.20m x 2.74m)

**Bedroom**

11'8 x 9'3 (3.56m x 2.82m)

**Bedroom**

8'6 x 12'8 (2.59m x 3.86m)

**First Floor****Landing**

3'8 x 3'2 (1.12m x 0.97m)

**Bedroom**

11'5 x 13'7 (3.48m x 4.14m)

**WC**

7'3 x 7'3 (2.21m x 2.21m)

**Outside****Terrace**

11'10 x 14'1 (3.61m x 4.29m)

**Agents Note**

Council Tax Band - D

The property has been the subject of historic localised flooding and further details are available on request.

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:**

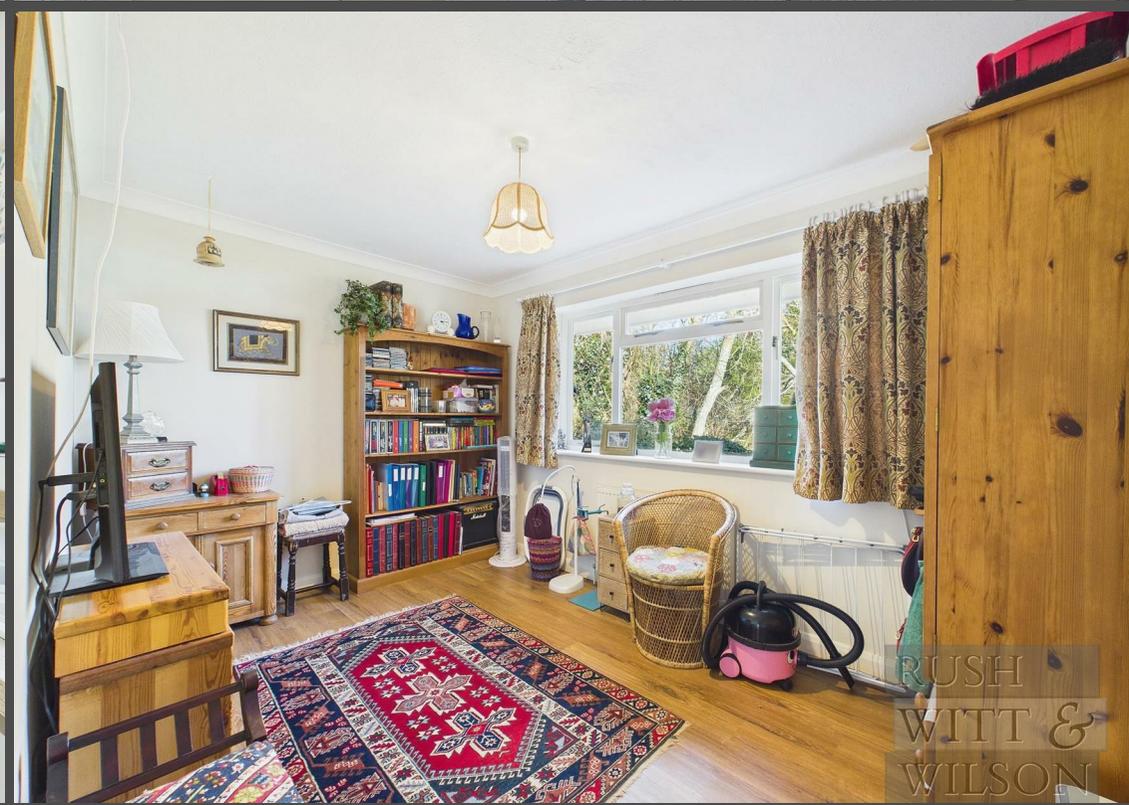
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3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways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

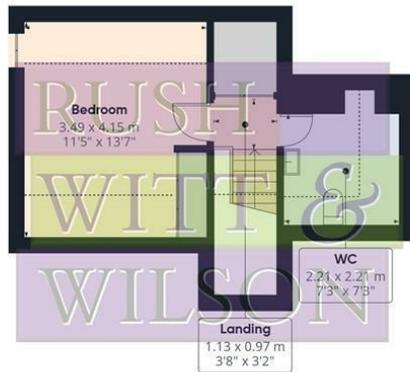
4. VAT: The VAT position relating to the property may change without notice.

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Floor 0



Floor 1



**Approximate total area<sup>m</sup>**

97.9 m<sup>2</sup>  
1055 ft<sup>2</sup>

**Balconies and terraces**

32.1 m<sup>2</sup>  
346 ft<sup>2</sup>

**Reduced headroom**

8.4 m<sup>2</sup>  
91 ft<sup>2</sup>

(1) Excluding balconies and terraces

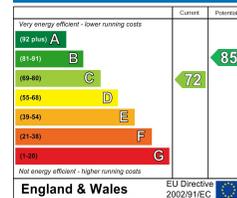
Reduced headroom

..... 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.

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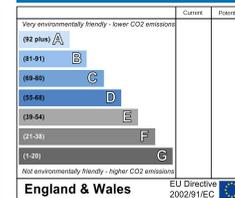
**Energy Efficiency Rating**



England & Wales

EU Directive 2002/91/EC

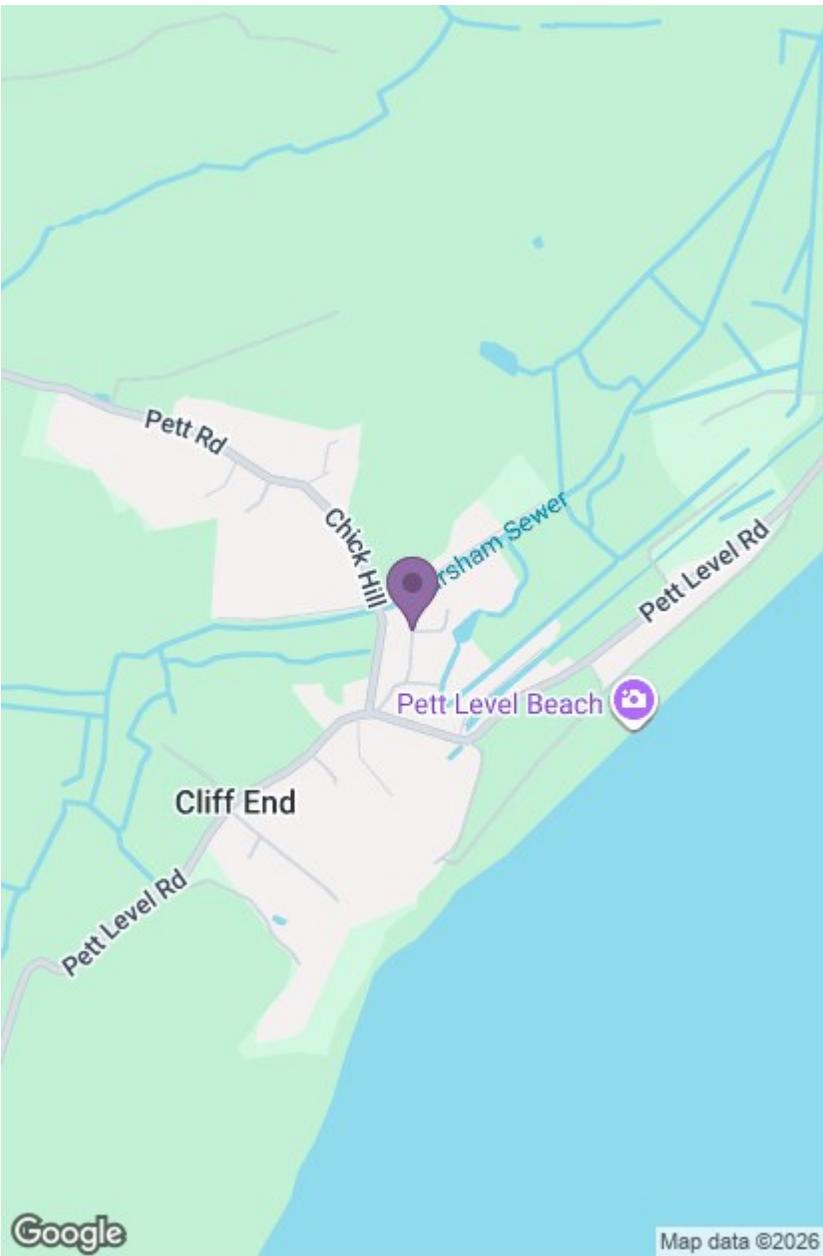
**Environmental Impact (CO<sub>2</sub>) Rating**



England & Wales

EU Directive 2002/91/EC





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