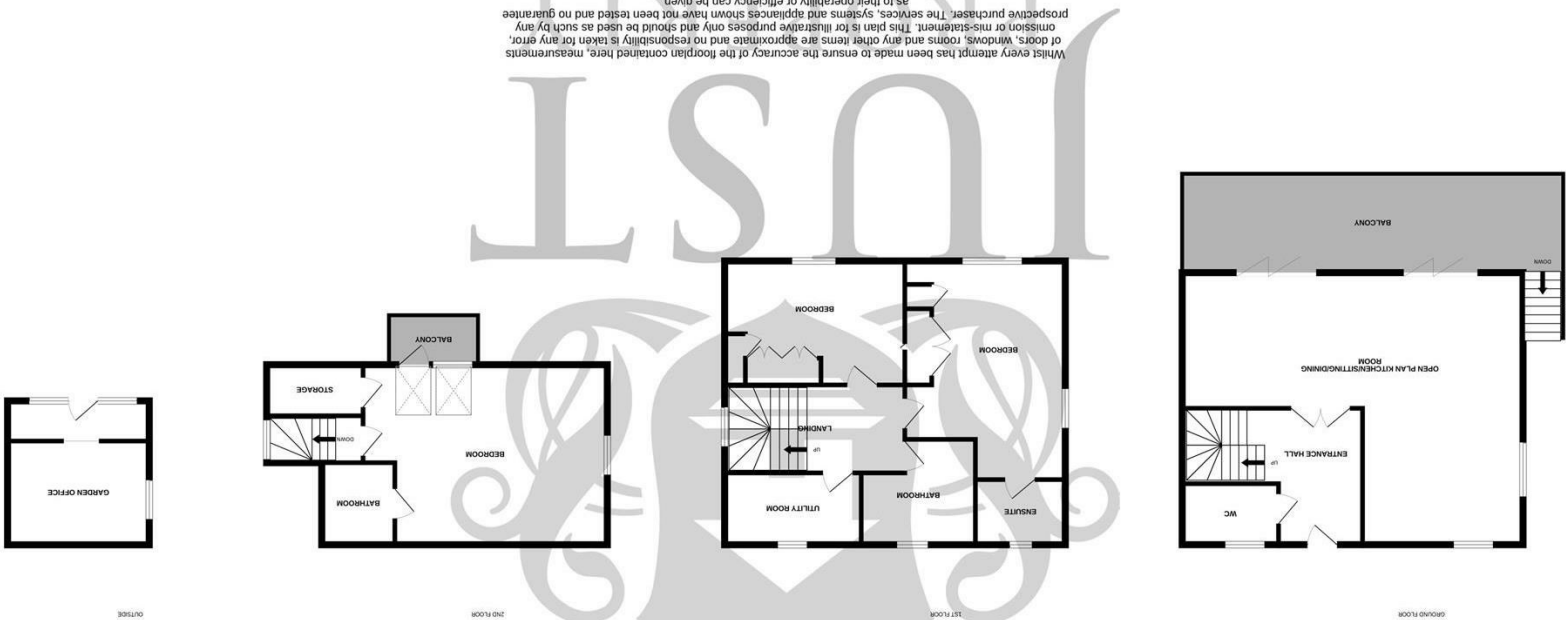




England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Potential
	79	83
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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FLOORPLANS

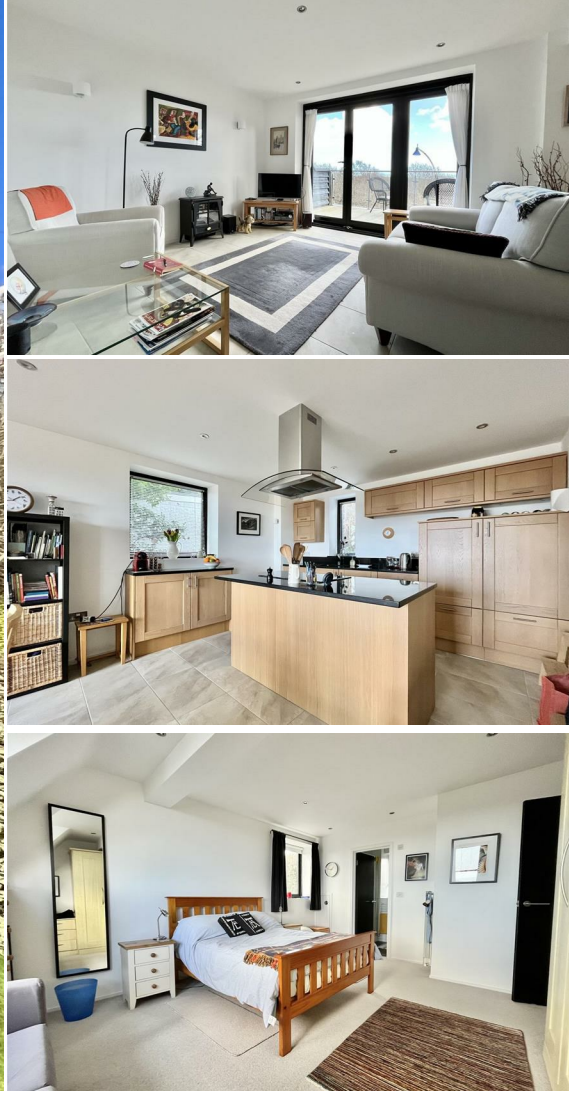


3 Bedrooms 1 Receptions 3 Bathrooms 1431.61 sq ft

Timber Ridge Warren Road, Fairlight, TN35 4AN

Freehold

£749,950







Freehold

£749,950



ROOM DIMENSIONS

Front Door	Bedroom
Entrance Hall	17'7" x 12'4" (5.36 x 3.76)
Downstairs W.C	Balcony With Sea Views
Open Plan Kitchen/ Diner/ Sitting Room	En-suite Bathroom
25'11" x 23'9" (7.90 x 7.26)	Landscaped Garden
Stairs to First Floor	Off Road Parking
Bedroom	
16'7" x 12'9" (5.08 x 3.89)	
En-suite Shower Room	
Bedroom	
12'9" x 11'1" (3.89 x 3.38)	
Laundry/Utility Room	
9'6" x 4'5" (2.90 x 1.37)	
Family Bathroom	
Stairs to Second Floor	

PROPERTY DETAILS

An opportunity arises to acquire an extremely well-presented, individually architect-designed contemporary detached home, situated in a sought-after lane location and occupying an elevated position with a south-facing rear garden enjoying extensive views across Fairlight and towards the English Channel.

The Farm Shop and the Cove Pub are all within easy walking distance, as are local bus routes connecting to the historic towns of Hastings and Rye.

The property offers spacious and well-arranged accommodation over three floors. The ground floor comprises an entrance hall with staircase rising to the upper floors, a cloakroom/WC, and an impressive open-plan kitchen/sitting/dining room providing a bright and sociable living space. The fitted oak kitchen includes integrated appliances and a central island. The living room glass doors fold outwards onto the 31ft wide glass-fronted balcony sun terrace, creating an ideal space for outdoor dining and entertaining while enjoying the views across the landscaped gardens and towards the sea.

The first floor landing provides access to two well-proportioned bedrooms, one of which with an en-suite shower room, together with a family bathroom and a separate laundry/utility room, offering practical day-to-day convenience.

Occupying the entire second floor, the principal bedroom suite is a particularly impressive space featuring a vaulted ceiling, an en-suite bathroom, useful built-in storage, and a twin Velux window system opening onto a private balcony enjoying direct views across Fairlight and towards the coastline.

Outside, there is off-road parking to the side of the property. The landscaped rear gardens are a particular feature, designed to make the most of the sunny aspect and views, and must be seen to be fully appreciated. The garden also incorporates a detached timber home office/cabin, providing an ideal space for remote working, hobbies or a studio.

FEATURES

- *** CHAIN FREE ***
- Architect Designed House
- Elevated Position
- Three Bedrooms
- Enclosed Sun Terrace
- Three Bathrooms
- Far Reaching Views
- Landscaped Garden
- Off Road Parking



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.