

JOHN BRAY & SONS



1 Place Farm Cottages, Fairlight Place Barley Lane
, Fairlight, TN35 5DT

Offers In Excess Of £625,000



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A bright and generous three-bedroom Cottage, idyllically set in the heart of Hastings Country Park Nature Reserve – an Area of Outstanding Natural Beauty (AONB) and Site of Special Scientific Interest (SSSI), prized for its rare flora and fauna. Surrounded by breathtaking landscapes and scenic walking routes, the cottage sits above Fairlight Glen, where a winding stream path leads down to the unspoilt Covehurst Bay beach. Despite its peaceful seclusion, the house is just a five-minute drive from the vibrant cafés, independent shops and cultural buzz of Hastings Old Town.

The ground floor is arranged as a light-filled, U-shaped open-plan living and dining space, perfect for modern family life and entertaining. At the front, a welcoming living room with fitted bookshelves centres around a wood-burning stove. To the rear, a secondary seating and study area enjoys views over the south-facing garden through double doors. The triple-aspect kitchen is fitted with beautiful Shaker-style units, integrated appliances and generous storage, with another set of double doors opening onto the garden – creating a real sense of indoor/outdoor living. There is also a convenient downstairs cloakroom.

Upstairs, there are three double bedrooms, two featuring original fireplaces and original, built-in cupboards. The stylish family bathroom includes a bath with overhead waterfall shower and offers stunning views across Fairlight Glen. The bright,

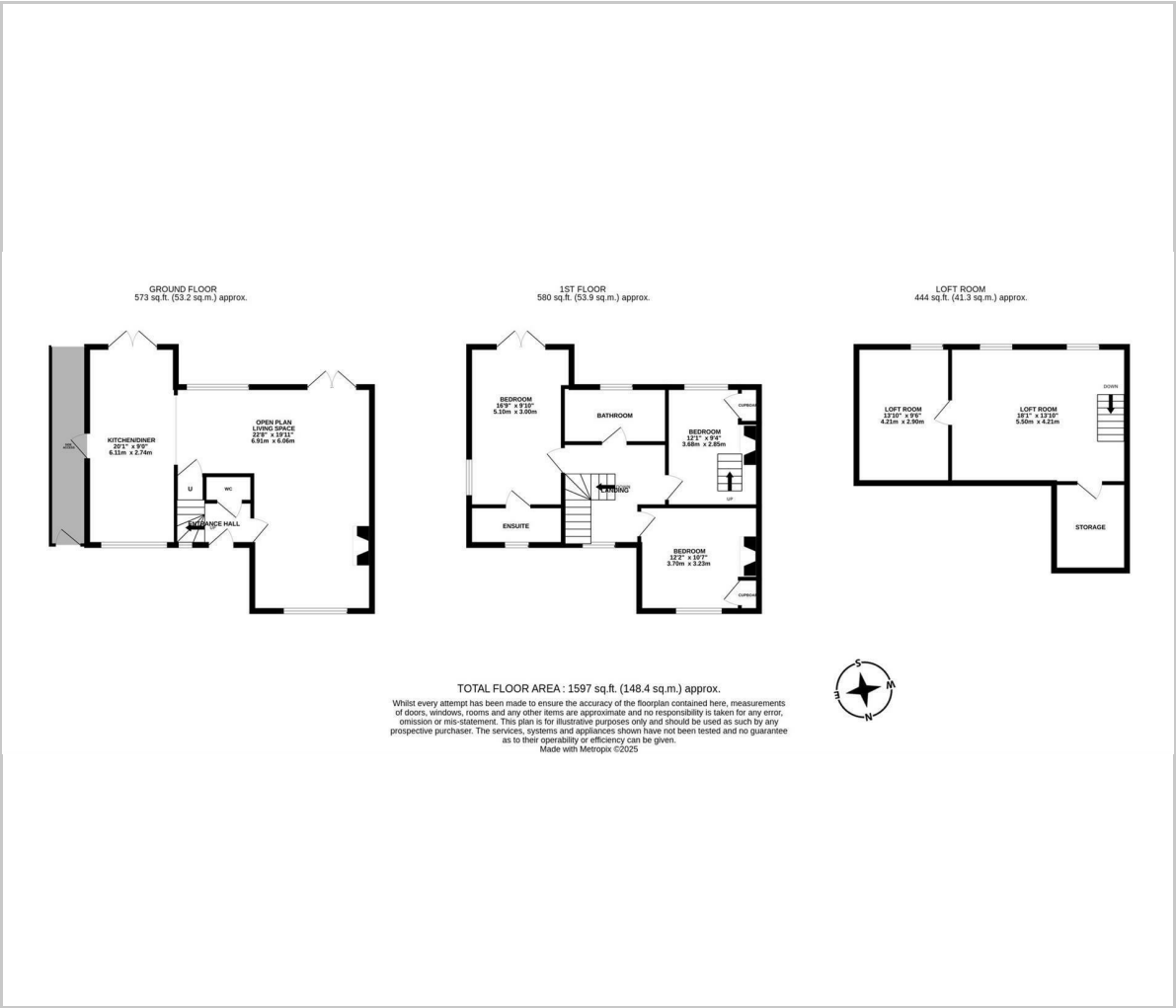




triple-aspect main bedroom has its own en suite shower room and a Juliette balcony with far-reaching sea views. From the third bedroom, stairs lead up to two large, bright loft rooms – ideal as a home office, creative studio, play area or occasional bedroom.



Floor Plan



Viewing

Please contact our John Bray Hastings Lettings Office on 01424 421544 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

