


**Brookfield Broadway, Fairlight, East Sussex TN35 4DA**
**Guide Price £650,000 - FREEHOLD**

**STYLISH VILLAGE HOME WITH GREAT GARDEN**

**Rush Witt & Wilson are pleased to offer a unique detached property offering spacious and versatile accommodation which will appeal to a variety of buyers. Upon entry, there is an enclosed porch with double doors opening to a reception area with bespoke staircase rising to the first floor, a doorway leads into an impressive open plan living/dining room with steps rising to a traditional style kitchen containing a range of appliances, three feature arched windows to the front and a vaulted ceiling, there is a door to the garage and from the living room there is access to what is currently used as a separate dining room but could be a ground floor bedroom, there is also a utility room and a well-appointed wet room. On the first floor there is an light and airy landing, master bedroom with vaulted ceiling and an ensuite bathroom, two further bedrooms each with vaulted ceilings and a family bathroom. There is brick paved hard standing to the front that provides off road parking for up to three cars, the rear garden is a particular feature, large decked terraced abuts the rear of the property accessed from the living room, two sets of steps then descend to a level lawned bordered by established beds containing a variety of shrubs, plants and seasonal flowers, further stone steps then descend to the lower lawn again well bordered and then there is access to a utility area with greenhouse. The vendors sole agents strongly recommend full inspection of this delightful property.**

**Brookfield is situated in the heart of Fairlight, a popular coastal village with local amenities including newsagent/store, community hall, hairdressers and public house/restaurant. Further shopping, sporting and recreational amenities can be found in the ancient Cinque Port town of Rye. A country park adjoins the village, whilst at Pett Level there is access to miles of open shingle beach.**













**Entry**
3'10 x 7'7 (1.17m x 2.31m )

**Reception Hallway**
9'4 x 8'9 (2.84m x 2.67m )

**Kitchen**
12'11 x 11'2 (3.94m x 3.40m )

**Living Room**
25'11 x 13'3 (7.90m x 4.04m )

**Dining Room**
14'7 x 8'9 (4.45m x 2.67m )

**Wet Room**
5'2 x 7'10 (1.57m x 2.39m )

**Utility Room**
5'2 x 8'8 (1.57m x 2.64m )

**First Floor**

**Landing**
19'4 x 5' (5.89m x 1.52m )

**Bedroom**
12'3 x 14'9 (3.73m x 4.50m )

**En-Suite**
7'8 x 7'9 (2.34m x 2.36m )

**Bathroom**
6'5 x 7'8 (1.96m x 2.34m )

**Bedroom**
10'11 x 15'4 (3.33m x 4.67m )

**Bedroom**
8'1 x 12'8 (2.46m x 3.86m )

**Garage**
17'1 x 8'8 (5.21m x 2.64m )

**Agents Note**
Council Tax Band - E

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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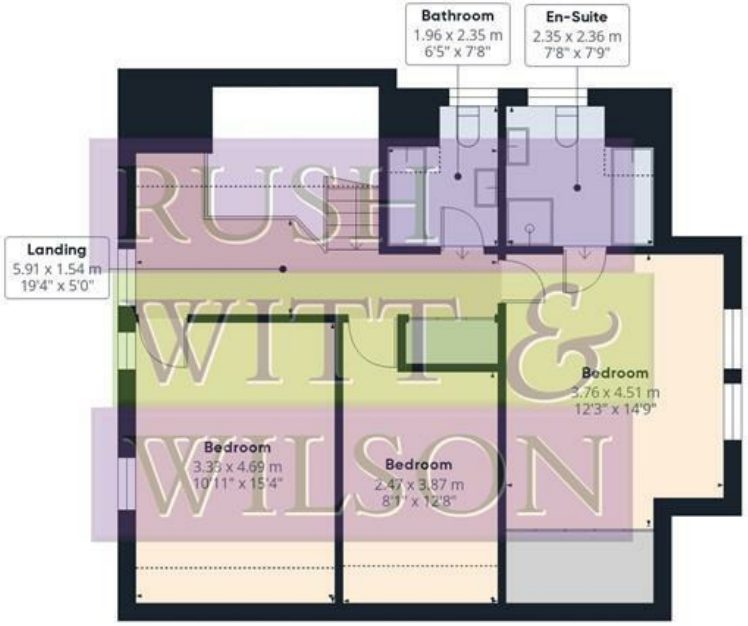

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Floor 0




Floor 1




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**Approximate total area**(1)

155.6 m²

1675 ft²

**Reduced headroom**

5.9 m²

63 ft²

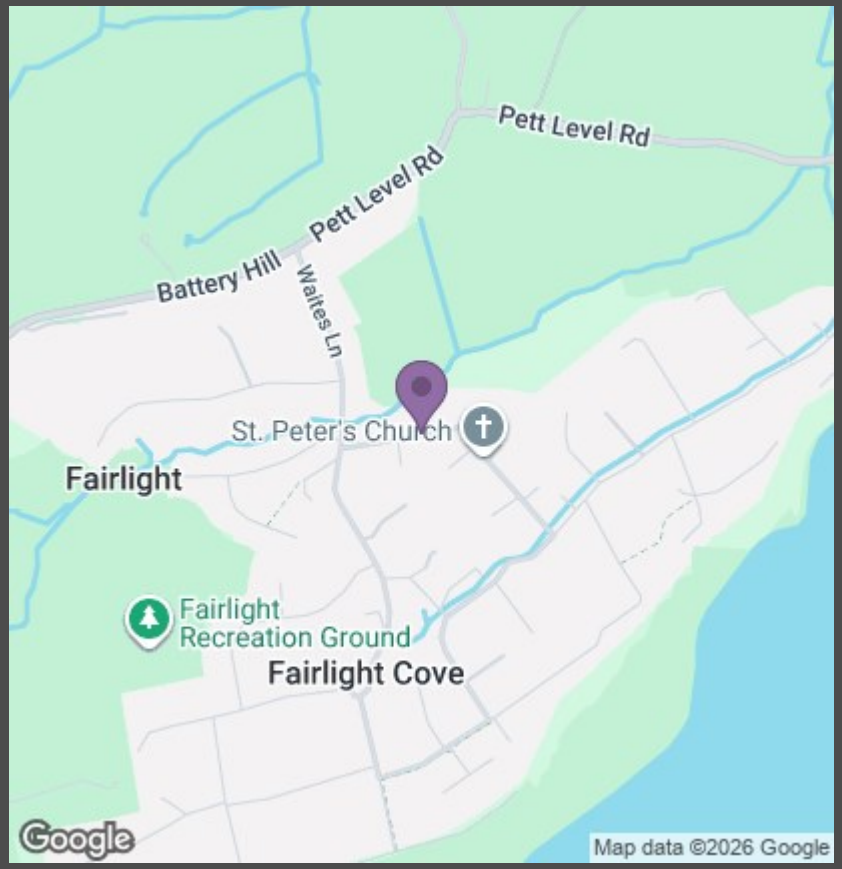
(1) Excluding balconies and terraces

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.

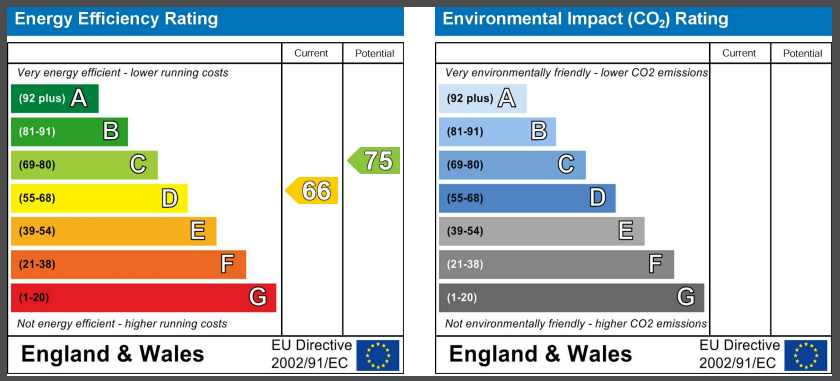
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