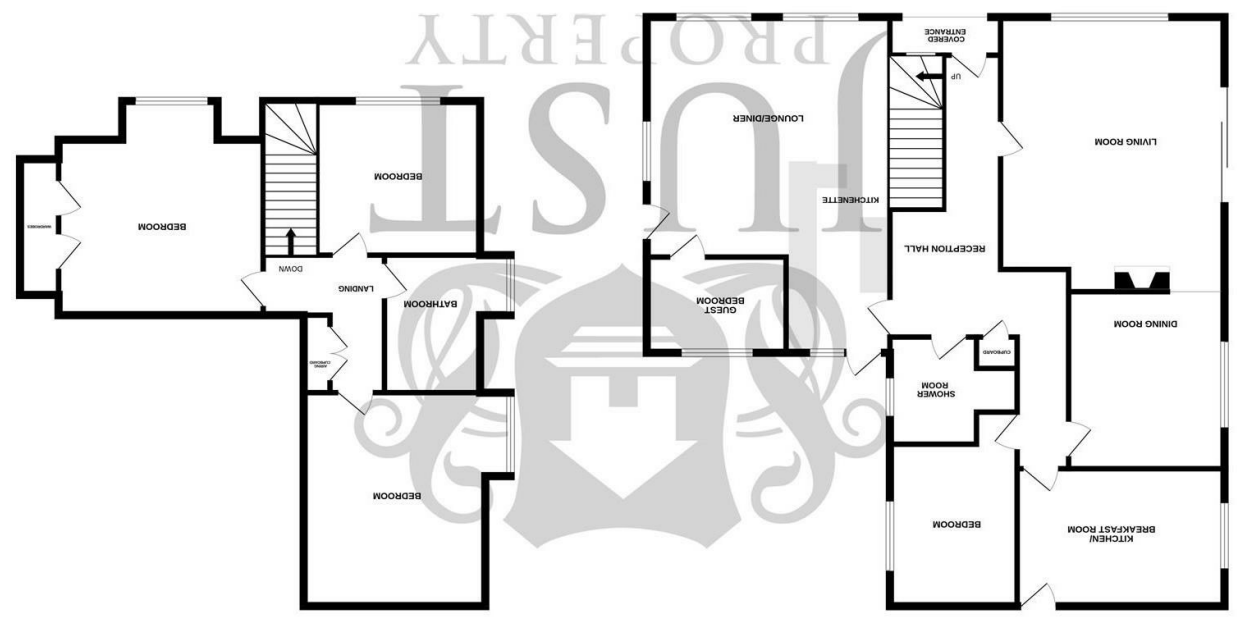


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Potential	75
Current	70



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metropack ©2023



1ST FLOOR

GROUND FLOOR



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Firecrest Gorsethorn Way, Fairlight, TN35 4BQ

FLOORPLANS



5 Bedrooms 3 Receptions 2 Bathrooms 2174.31 sq ft

Freehold

£650,000

Firecrest Gorsethorn Way, Fairlight, TN35 4BQ





5 Bedrooms 3 Reception 2 Bathrooms 2174.31 sq ft

PROPERTY DETAILS

A five bedroom, three reception room detached family house incorporating a separate guest/annexe accommodation with wrap around gardens in this favoured village location within 250 yards of access into Hastings Country Park from Channel Way as well as being close to local coastal and countryside walks.

The property provides versatile living accommodation arranged over two floors to include a large reception hall, a dual aspect living room with feature fireplace, a separate dining room and a 14'11 x 9'11 fitted kitchen with built-in appliances and door out into the gardens. There is also a downstairs bedroom four and a shower room/w.c in addition to the guest/annexe which includes a kitchenette, a dual aspect lounge/diner and a fifth bedroom/study. To the first floor there are three double bedrooms with fitted wardrobes to bedroom one and there is also a family bathroom/w.c with a separate shower cubicle.

Outside, the wrap around gardens are level and mainly laid to lawn with a patio area & pergola to the side enjoying a southerly aspect and there are additional rear gardens with a westerly aspect. The side access leads directly to the annexe or it can be accessed from the reception hallway. The double width driveway provides off road parking for up to four vehicles and further benefits include views over Fairlight towards Rye Bay & the sea, gas fired central heating, double glazing and viewing is strictly by appointment to appreciate this lovely property which would suit additional family members or the opportunity for home and income.



ROOM DIMENSIONS

Reception Hall
20'4" x 8'0" (6.22 x 2.44)

Living Room
18'0" x 16'2" (5.49 x 4.93)

Dining Room
12'2" x 11'3" (3.73 x 3.43)

Kitchen/Breakfast Room
14'11" x 9'10" (4.55m x 3.02m)

Bedroom Four
11'6" x 9'3" (3.51m x 2.84m)

Downstairs Shower Room/W.C

Guest Annexe

Kitchenette
13'10" x 7'6" (4.24m x 2.31m)

Lounge/Diner
17'7" x 17'3" (5.36m x 5.26m)

Bedroom Five/Study
9'6" x 6'9" (2.90m x 2.08m)

First Floor Galleried Landing

Bedroom One
14'9" x 14'6" (4.50m x 4.42m)

Bedroom Two
14'11" x 12'11" (4.57m x 3.96m)

Bedroom Three
12'4" x 12'0" (3.78m x 3.66m)

Family Bathroom/W.C
10'9" x 6'7" (3.30m x 2.03m)

FEATURES

- Five Bedrooms, Three Reception Rooms
- Ground & First Floor Bathrooms
- Detached Family House
- Guest/Annexe Accommodation
- Wrap Around Gardens
- Views over Fairlight to Rye Bay
- Double Width Driveway
- Kitchen with Built-in Appliances
- Close to Hastings Country Park
- Viewing Considered Essential

