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BURGESS & CO.
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Haddoxcrest, Gorsethorn Way, Fairlight, TN35 4BQ

Offers Over
£700,000 Freehold



****CHAIN FREE**** Burgess & Co are delighted to present to the market this charming and deceptively spacious detached house, occupying a large corner plot with uninterrupted views over the English Channel in this sought after location. Ideally situated in the village of Fairlight being close to nearby coastal & countryside walks to Hastings Country Park, a local village pub, a farm shop and bus services running to the historic towns of Hastings & Rye. The accommodation comprises a spacious entrance hall, a 17'10 living room, a dining room, a modern fitted kitchen, a utility room, a study, a downstairs shower room, a downstairs bedroom, and internal access into a large workshop which was formally the double garage and could also be a potential annexe for dual living, if required. To the first floor there are three double bedrooms, one with an en-suite shower room and a family bathroom. Benefits include double glazing, gas central heating, solar panels and stunning direct sea views from most of the rooms. To the outside there is a double width driveway providing off road parking and delightful landscaped gardens which wrap around the property, enjoying a southerly aspect with outstanding sea views as well as an astronomical observatory. Viewing is essential to truly appreciate all this property has to offer as well as the tranquil and charming location.

Entrance Hall
With radiator, built-in cupboard, stairs to First Floor, door to Workshop, double glazed window to the front.

Living Room
17'10 x 16'1
With radiator, feature fireplace, dual aspect with double glazed window to the front, double glazed patio doors leading to the gardens & enjoying sea views.

Dining Room
12'2 x 11'3
With radiator, double glazed window overlooking the garden & enjoying sea views.

Kitchen
14'11 x 9'10
Comprising a matching range of wall, base & drawer units, worksurfaces, inset sink unit, inset induction hob with extractor hood over, built-in eye level Neff double oven, space & plumbing for dishwasher, serving hatch to dining room, double glazed window to the front overlooking the gardens towards the sea.

Bedroom Four
11'5 x 9'4
With radiator, double glazed window to the rear.

Shower Room
7'8 x 5'11
Comprising shower cubicle, low level w.c, pedestal wash hand basin, partly tiled walls, double glazed frosted window to the rear.

Utility Room
7'5 x 6'10
Comprising worksurfaces, inset sink unit, space & plumbing for washing machine, fitted cupboards, wall mounted gas boiler, double glazed window & door leading to the rear garden.

Study
9'6 x 6'11
With radiator, double glazed window to the rear.

Workshop
17'8 x 17'6
Was formally the double garage and could easily be reverted back if required with light & power, window & door to the side. This could also be a potential annexe for dual living, if required.

First Floor Landing
With airing cupboard.

Bedroom One
13'11 x 13'7
With radiator, range of built-in wardrobes, walk-in wardrobe, dormer window to the front enjoying views over Channel Way towards the sea. Door to

En-suite Shower Room
8'4 x 5'10
Comprising double shower cubicle, low level w.c, vanity unit with inset wash hand basin, partly tiled walls, double glazed window to the rear.

Bedroom Two
12'10 x 12'7
With radiator, range of built-in wardrobes & dresser, access to eaves storage, dormer window overlooking the gardens towards the sea.

Bedroom Three
12'5 x 12'1
With radiator, double glazed window to the front enjoying sea views.

Bathroom
10'9 x 6'8
Comprising panelled bath, pedestal wash hand basin, low level w.c, bidet, partly tiled walls, dormer window enjoying sea views.

Outside
There is a double width driveway providing off road parking. The wrap around landscaped gardens are a particular feature being mainly laid to lawn with level patio, flowerbeds housing mature plants & shrubs, a decked area, a pathway leading to a seating area, a 10ft x 8ft astronomical observatory with retracting roof, power & internet and the gardens enjoying a southerly aspect with outstanding sea views. There is an area of courtyard to the rear being paved & laid to shingle with greenhouse, garden

store, fruit trees & fruit bushes and there is a gate to the front providing access to Channel Way, which leads to Hastings Country Park. To the south aspect of the roof are solar panels that are owned.

NB
Council tax band: F

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

