RUSH
WITT &
WILSON

Jade Barn Warren Road, Fairlight, East Sussex TN35 4AN
Guide Price £450,000

Rush Witt & Wilson are pleased to offer the opportunity to acquire a substantial detached barn with planning granted for conversion to a residential dwelling.

The proposed dwelling would comprise four bedrooms each with ensuite facilities, open plan kitchen / living room with access to balcony, reception area / garden room, study, family bathroom and further ancillary accommodation. Garaging and further parking.

Offered CHAIN FREE

For further information and to arrange a viewing please contact our Rye Office 01797 224000.

Locality

The barn occupies a tucked away location, accessed via a shared unmade lane, approx. 1/3 mile off of Battery Hill, in an elevated position within the High Weald Area of Outstanding Natural Beauty with a Country park / Nature Reserve adjoining.

Village amenities include a public house / restaurant and an active community hall.

Further shopping, primary and secondary school, sporting and recreational facilities can be found in the nearby Historic Coastal Town of Hastings and the Ancient Cinque Port Town of Rye.

Rye railway station provides services to Ashford International and connecting high speed services to London.

At nearby Pett Level there is access to miles of shingle beach that extends from the cliffs at Fairlight to a nature reserve at Rye Harbour, this forms part of the stunning coastline of the Rye Bay.

Jades Barn

A substantial but now redundant barn of approx. 3158 sq ft offered for conversion to a residential dwelling.

Planning

Planning permission has been granted for the conversion of redundant barn to create residential dwelling, together with associated car parking, garden and landscaping.

Planning Reference No: RR/2025/435/P

Planning granted 16th May 2025

The Proposed Dwelling.

As consented the proposed dwelling would offer four bedrooms each with ensuite facilities, reception/ garden room, study, open plan kitchen / living room with access to a balcony and a family bathroom as well as ancillary accomodation and garaging.

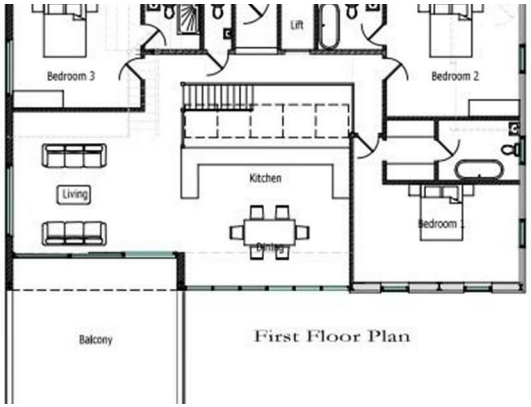
Agents Notes

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.



GROUND FLOOR
2174 sq.ft. (202.0 sq.m.) approx.

UPPER FLOOR
308 sq.ft. (28.6 sq.m.) approx.

TOTAL FLOOR AREA : 2482 sq.ft. (230.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission 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 operability or efficiency can be given.
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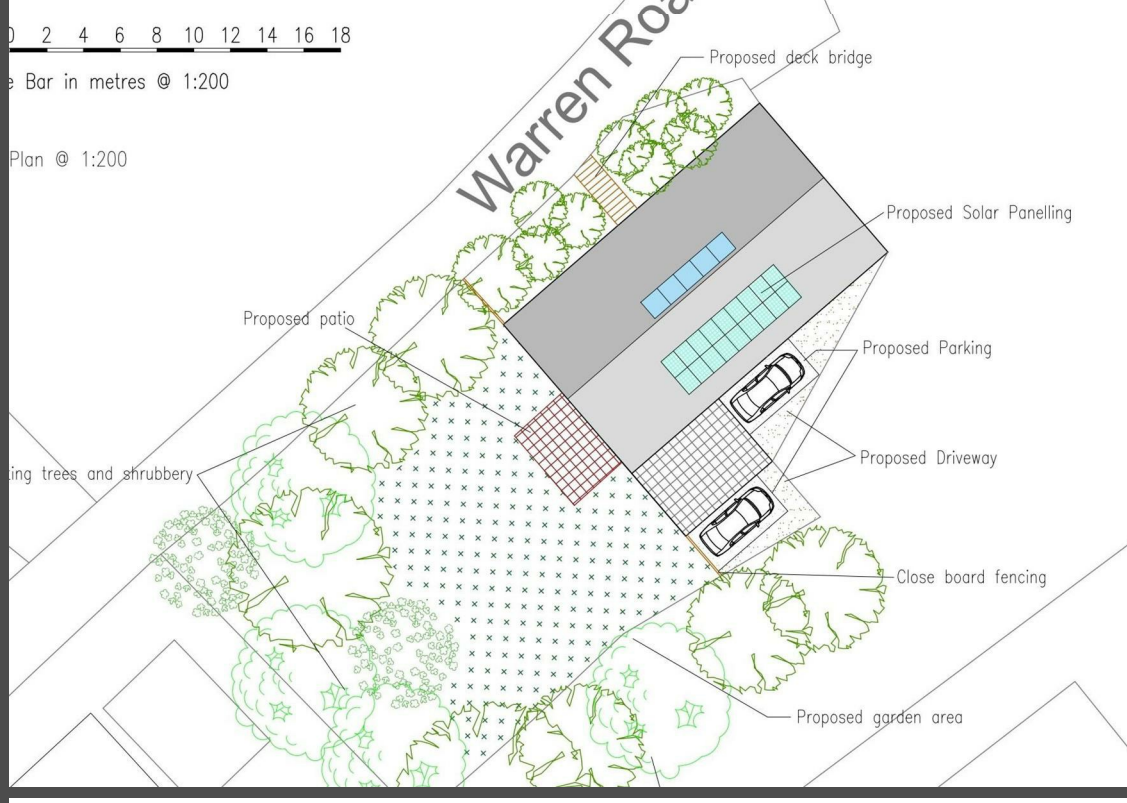
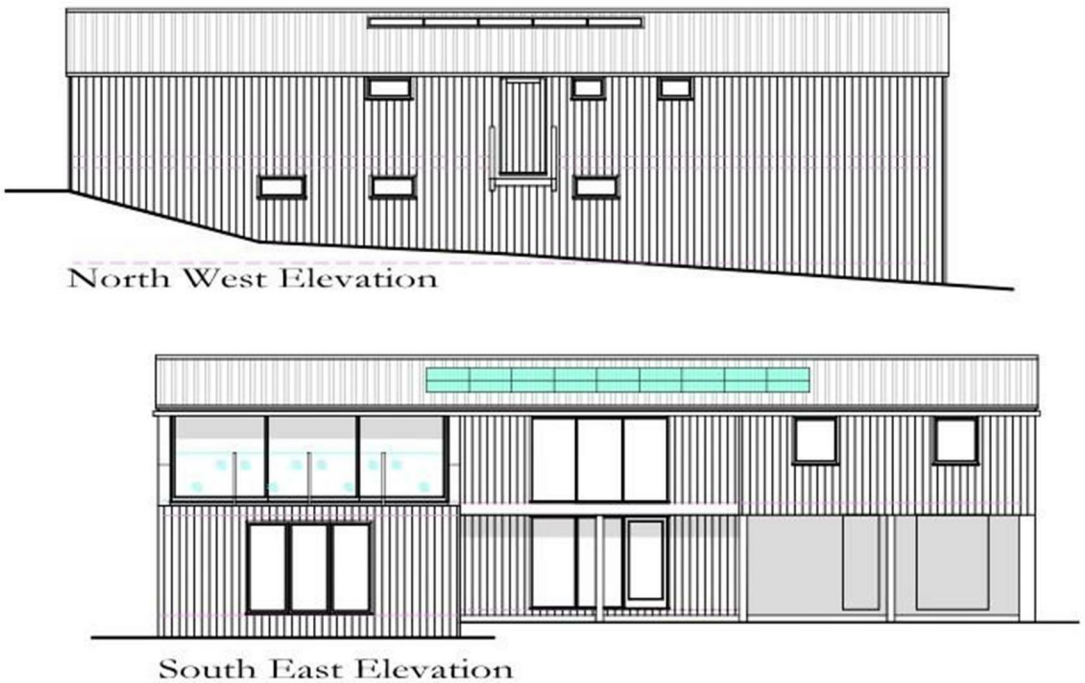
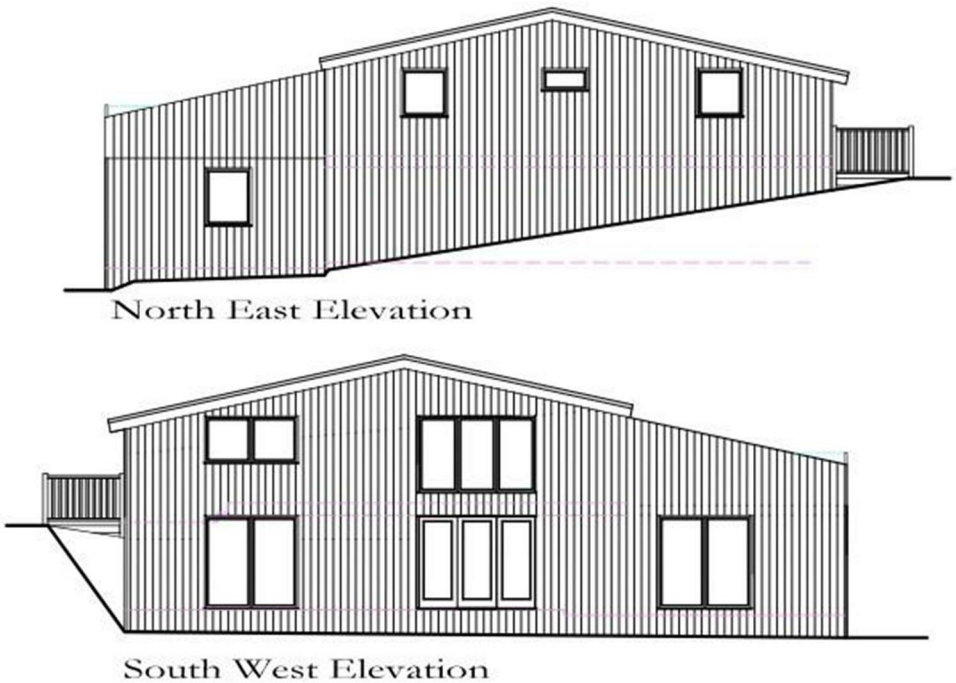
The Property Ombudsman
Relocation agent network


0 2 4 6 8 10 12 14 16 18
e Bar in metres @ 1:200
Plan @ 1:200
Warren Roa
Proposed deck bridge
Proposed Solar Panelling
Proposed patio
Proposed Parking
Proposed Driveway
ing trees and shrubbery
Close board fencing
Proposed garden area


North West Elevation
South East Elevation


North East Elevation
South West Elevation