

**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 accommodation and garaging.

#### Agents Notes

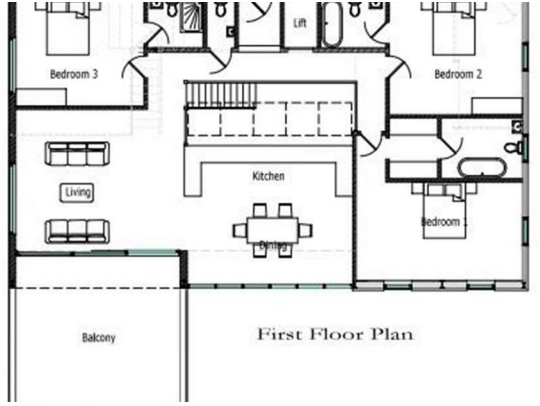
None of the services or appliances mentioned in these sale particulars have been tested.

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.

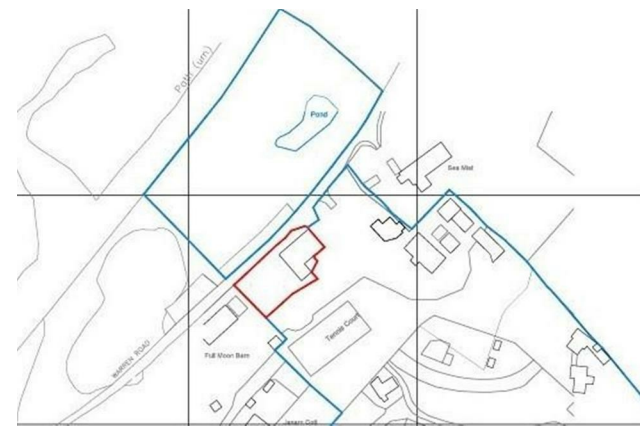
A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

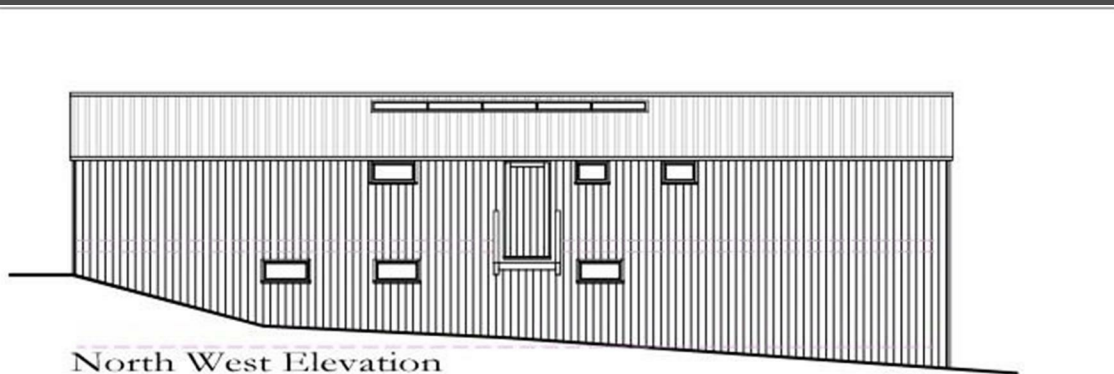
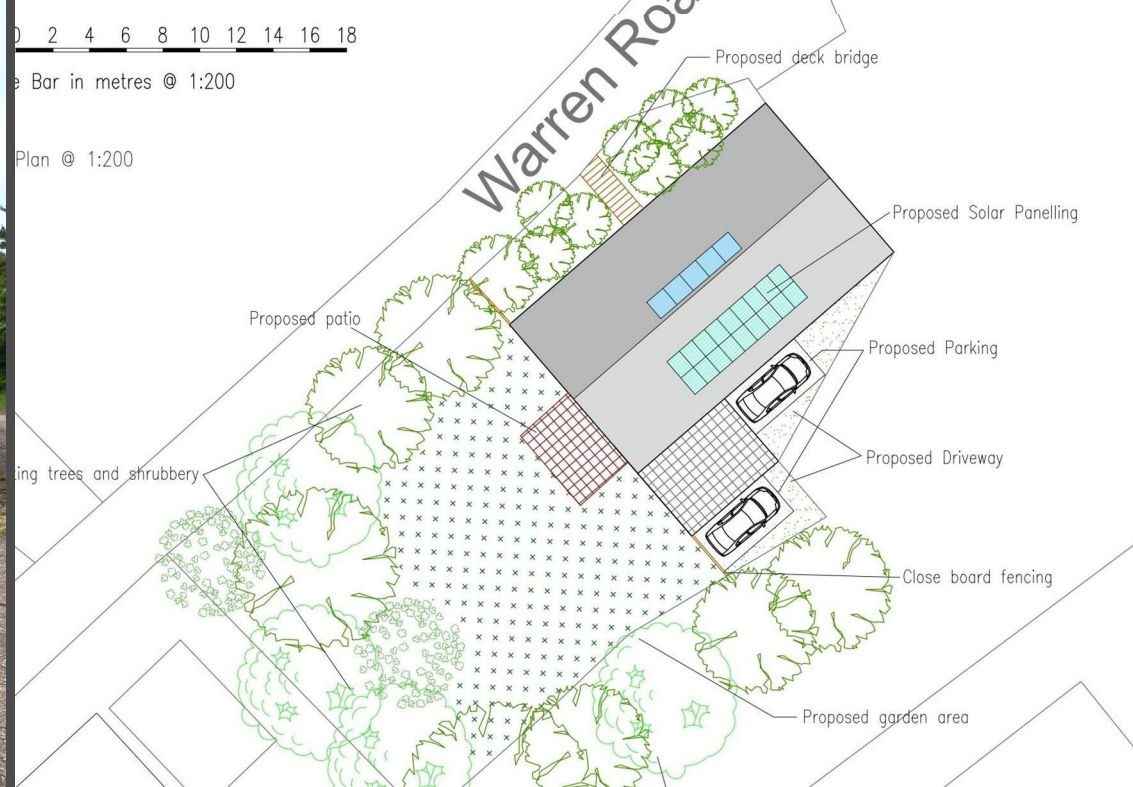
If you are seeking a property for a particular use or

are intending to make changes please check / take appropriate legal advice before proceeding.

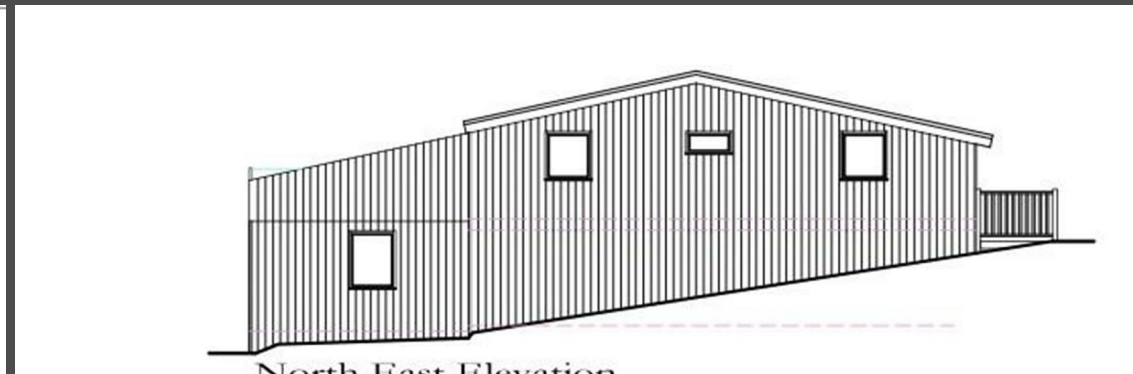


**TOTAL FLOOR AREA:** 2462 sq ft (228.6 sq m) approx.  
While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of floors, windows, rooms and other areas are approximate and not necessarily taken for any particular or one occasion or one element. This plan is for illustrative purposes only and should not be used as such for any prospective purchaser. The terms, figures and specifications shown here are given merely and no guarantee as to their accuracy or efficiency can be given.  
 Made with AutoCAD 2014





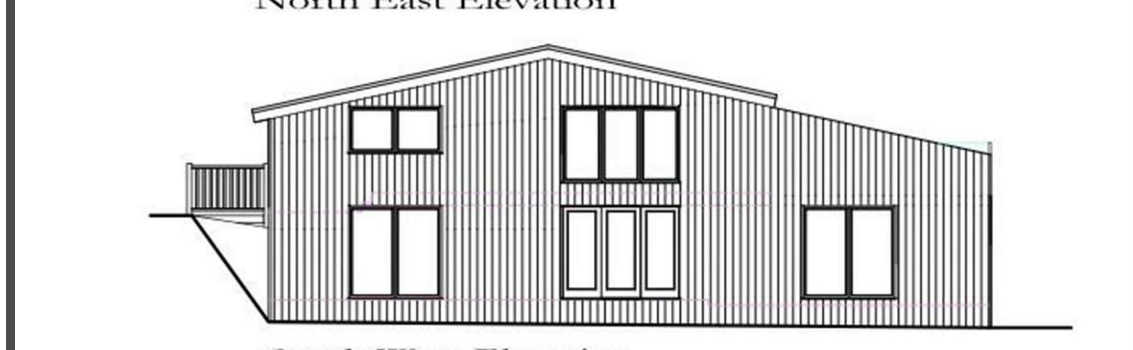
North West Elevation



North East Elevation



South East Elevation



South West Elevation