

**RUSH  
WITT &  
WILSON**



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**Whinlea Shepherds Way, Fairlight, East Sussex TN35 4BB**  
**Guide Price £450,000**

Rush Witt & Wilson are pleased to offer a substantial semi-detached home with potential to extend or develop, subject to any necessary consents. The really spacious and versatile accommodation will appeal to a variety of buyers, the accommodation is arranged over two floors and comprises an entrance hallway, modern ground floor shower room, living/dining room with adjoining conservatory, kitchen and utility room. To the first floor there are three generous bedrooms and a bathroom. Externally there is driveway parking for at least two cars with access to a detached garage which we are advised that there is consent for this to be replaced. There are good sized gardens extending to the front, side and rear, the latter incorporating a paved terrace, gently sloping lawn and established beds and borders. The property is being offered CHAIN FREE and could be available for early occupation. Whinlea is located in the much sought after coastal village of Fairlight, situated within the High Weald Area of Outstanding Natural Beauty. There is a general store / post office and active community hall within the village and a newly opened public house, whilst extensive shopping, primary and secondary school, sporting and recreational amenities 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 from which there are high speed connections to London. Hastings Station offers services to Brighton and to London also. 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. Please contact our Rye Office 01797 224000.



**Hallway**

3'6 x 15'2 (1.07m x 4.62m )

**Kitchen**

7'10 x 9'2 (2.39m x 2.79m )

**Utility Room**

5'11 x 6'5 (1.80m x 1.96m )

**Living/Dining Room**

11'3 x 24' (3.43m x 7.32m)

**Conservatory**

10' x 9'6 (3.05m x 2.90m )

**Shower Room**

3'10" x 6'5" (1.19m x 1.96m )

**First Floor****Landing**

3'6 x 8'5 (1.07m x 2.57m )

**Bedroom**

10'2 x 13'10 (3.10m x 4.22m )

**Bedroom**

9'6 x 11'9 (2.90m x 3.58m )

**Bedroom**

8'2 x 7'2 (2.49m x 2.18m )

**Bathroom**

5'4 x 5'10 (1.63m x 1.78m )

**Agents Note**

Council Tax Band - D

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:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

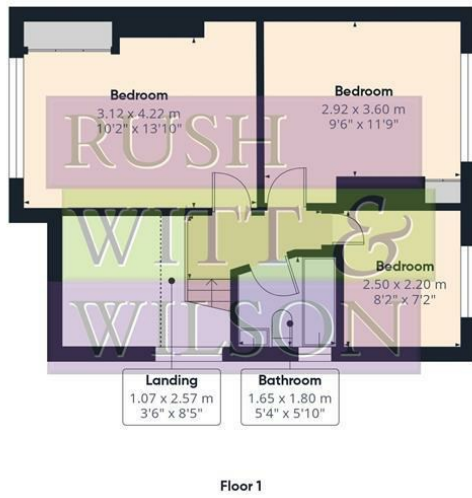
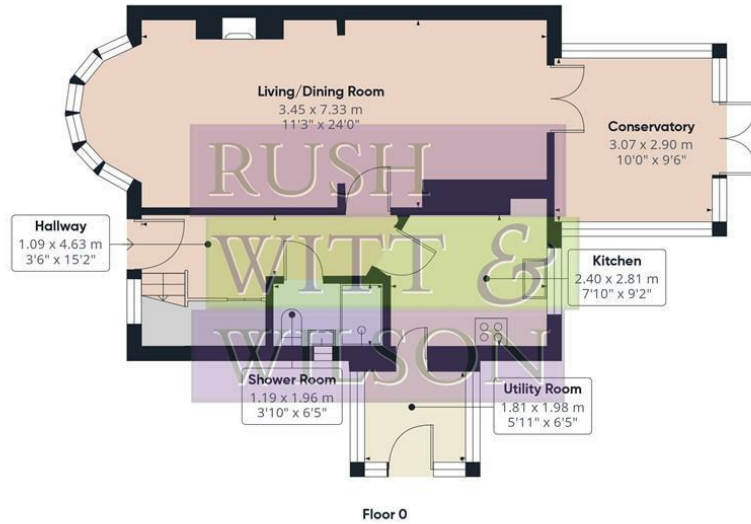
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

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.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>





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**Approximate total area<sup>m</sup>**  
92.5 m<sup>2</sup>  
995 ft<sup>2</sup>

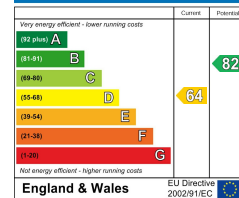
(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

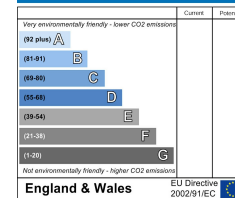
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

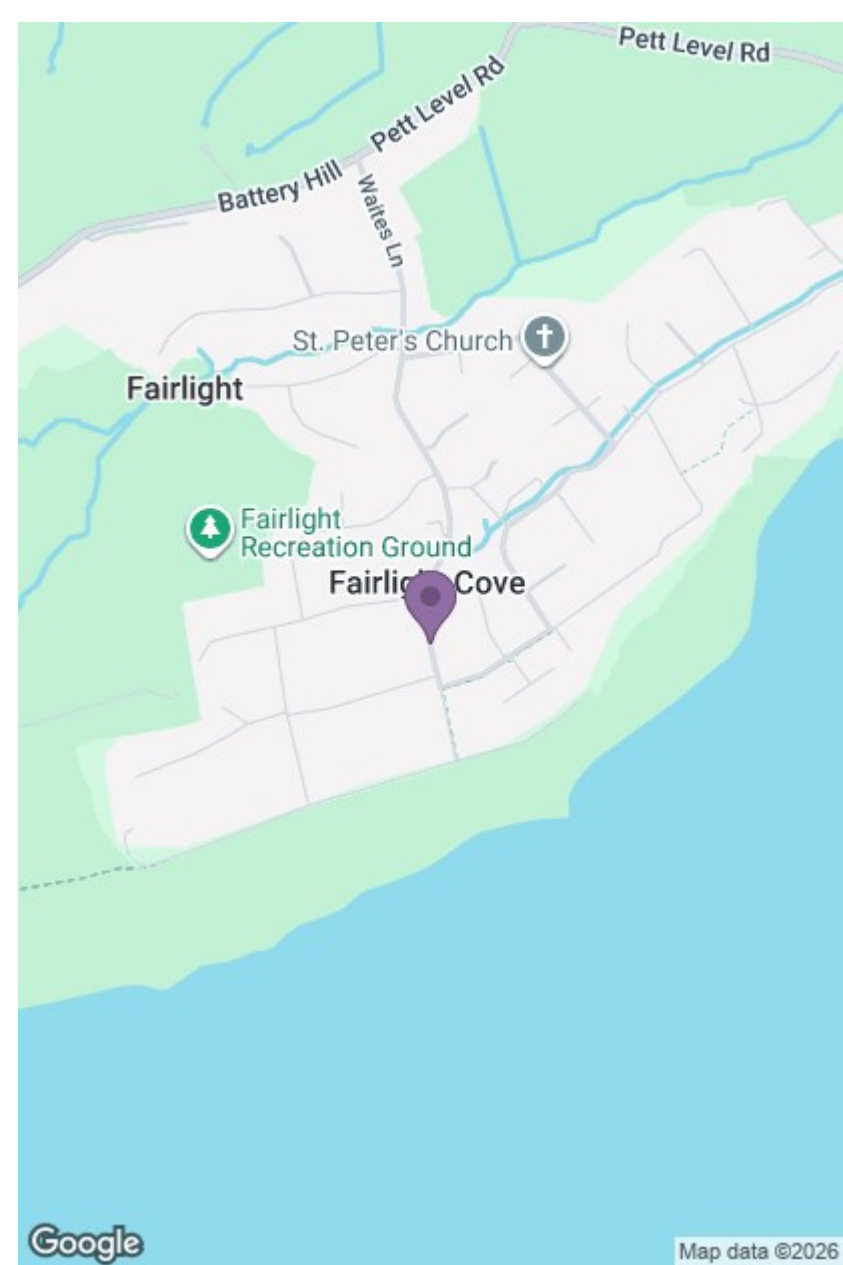
**GIRAFFE 360**

**Energy Efficiency Rating**



**Environmental Impact (CO<sub>2</sub>) Rating**





**RUSH  
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