

**RUSH
WITT &
WILSON**



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Fairlight View Marsham Brook Lane, TN35 4HF
Guide Price £375,000

Rush Witt & Wilson are pleased to offer a detached chalet style home in a tucked away location within the popular coastal hamlet of Pett Level. The property is accessed via a shared private road and has good parking provision to the front. The well proportioned accommodation comprises of a double aspect living/dining room, modern kitchen, two ground floor bedrooms and a shower room. A generous reception area with stairs rising to the first floor, where there is a further double bedroom and a cloakroom/wc.

The property is situated in the increasingly popular hamlet of Pett Level, only a short walk from miles of open shingle beach which extends from the cliffs at Fairlight to a nature reserve at Rye Harbour. The neighbouring villages of Pett, Fairlight and Winchelsea Beach offer a range of local amenities including supermarket/post office, tea room, hairdressers, butchers, public houses/restaurants and active community halls. Further shopping, sporting and recreational facilities can be found in the ancient Cinque Port town of Rye and the historic coastal town of Hastings, both of which are only a short drive away. Beautiful undulating countryside borders the village. There are many rural walks and the Saxon Shore Way passes the property. For further information and to arrange a viewing, please contact our Rye office 01797 224000.



Hallway
9'1 x 11'10 (2.77m x 3.61m)

Living Room
15'11 x 13'0 (4.85m x 3.96m)

Dining Room
9'9 x 9'0 (2.97m x 2.74m)

Kitchen
10'6 x 9'0 (3.20m x 2.74m)

Bedroom
11'8 x 9'3 (3.56m x 2.82m)

Bedroom
8'6 x 12'8 (2.59m x 3.86m)

First Floor

Landing
3'8 x 3'2 (1.12m x 0.97m)

Bedroom
11'5 x 13'7 (3.48m x 4.14m)

WC
7'3 x 7'3 (2.21m x 2.21m)

Outside

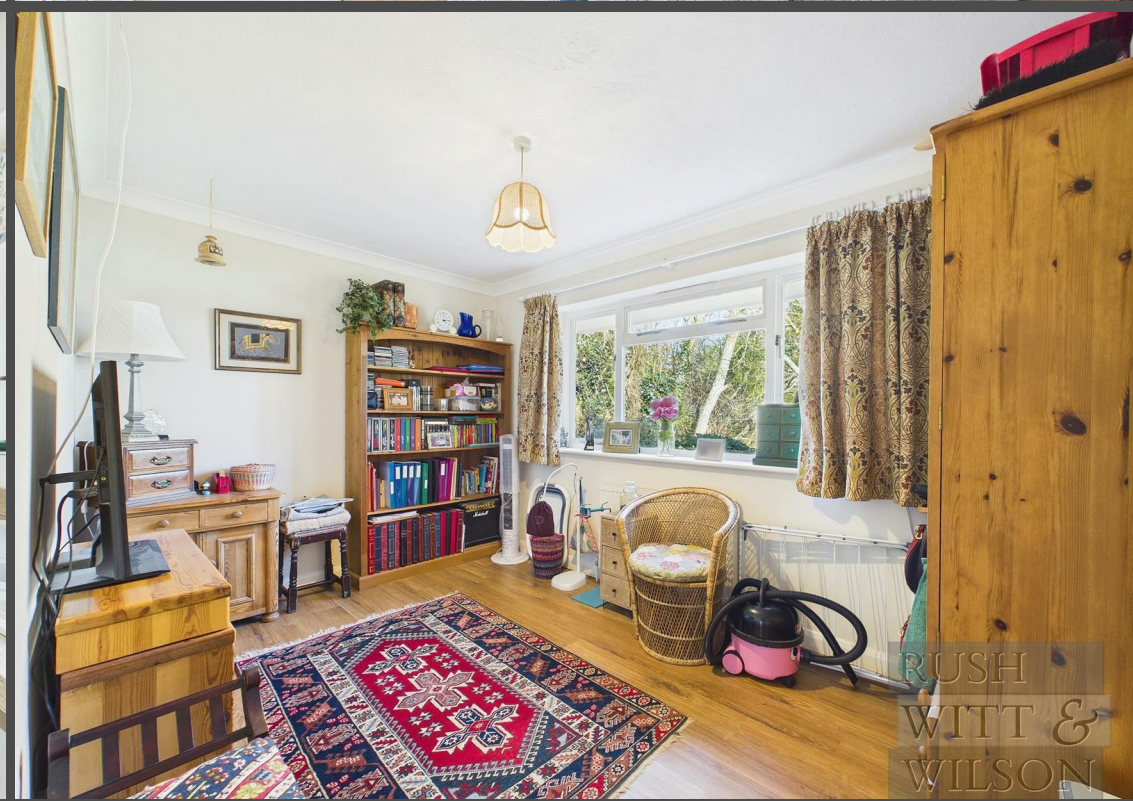
Terrace
11'10 x 14'1 (3.61m x 4.29m)

Agents Note
Council Tax Band - D

The property has been the subject of historic localised flooding and further details are available on request.

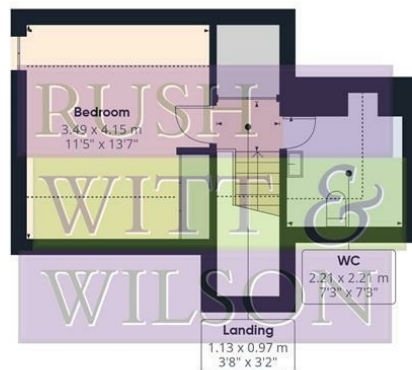
Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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 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>





Floor 0



Floor 1



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Approximate total area⁽¹⁾

97.9 m²
1055 ft²

Balconies and terraces

32.1 m²
346 ft²

Reduced headroom

8.4 m²
91 ft²

(1) Excluding balconies and terraces

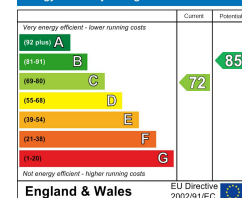
Reduced headroom

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.

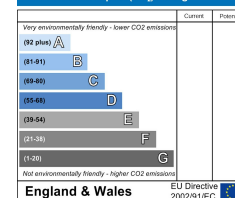
GIRAFFE 360

Energy Efficiency Rating

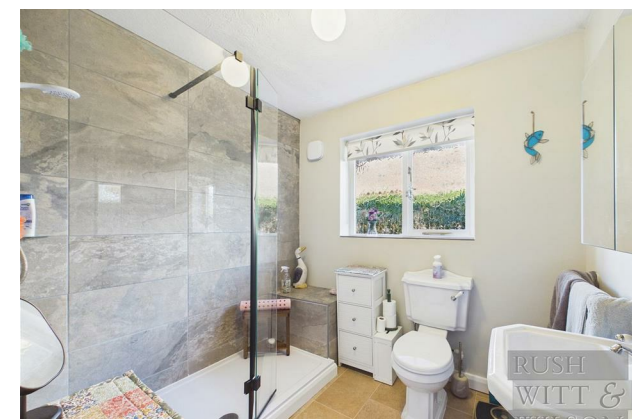


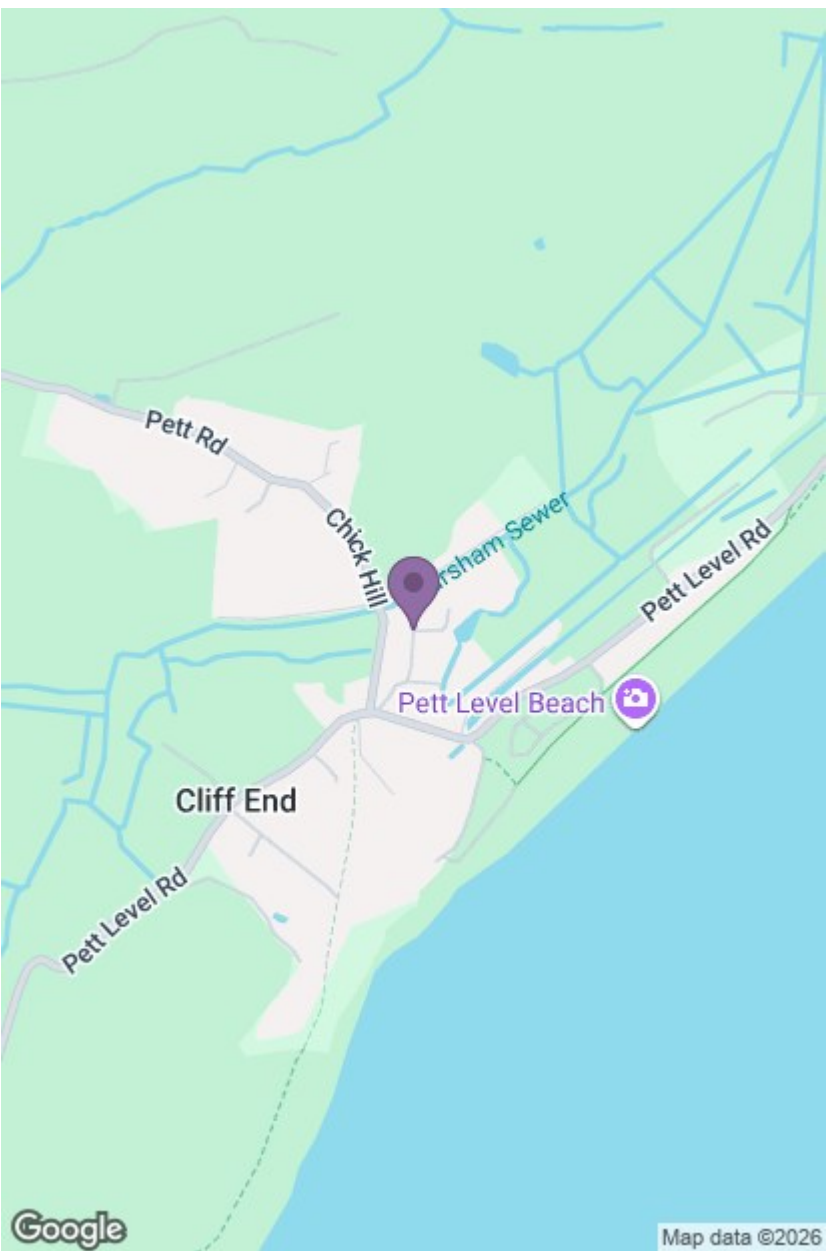
England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



England & Wales EU Directive 2002/91/EC





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Residential Estate Agents
Lettings & Property Management



The Estate Offices Cinque Ports Street
Rye
East Sussex
TN31 7AD
Tel: 01797 224000
rye@rushwittwilson.co.uk
www.rushwittwilson.co.uk