

**RUSH
WITT &
WILSON**



**Newlyn Shepherds Way, Fairlight, East Sussex TN35 4BB
£425,000 Freehold**

Rush, Witt & Wilson are pleased to offer a charming detached bungalow in a favoured village location. The well presented and generously proportioned accommodation will appeal to a variety of buyers. There are two double bedrooms, a double aspect living room with log burner, open plan kitchen/breakfast room with adjoining garden room, utility room and a bathroom.

There are gardens to the front and rear, driveway parking to the side and a detached garage. For further information to arrange a viewing please contact our Rye Office 01797 224000.



Locality

Newlyn 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 the new high speed rail offers links to the Capital in just over half an hour. Hastings Station offers services to Brighton and 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.

Veranda

Veranda to the front with door to:-

Dining Hall

14'2" x 8'11" (4.32m x 2.74m)

Access to loft space.

Living Room

14'11" x 14'11" (4.57m x 4.55m)

A light and airing double aspect room, windows to the front and side, each with shutters, fireplace with inset log burner.

Bedroom

13'10" x 10'10" (4.23m x 3.32m)

Double aspect windows to the front and side with shutters.

Bedroom

9'5" x 9'11" (2.88m x 3.04m)

Double aspect with window to the side and rear.

Bathroom

7'5" x 6'7" (2.28m x 2.03m)

White suite comprising a deep double ended panelled bath with centre mounted mixer tap, shower and screen over, wash basin and WC, heated towel rail and two windows to the rear.

Kitchen/Breakfast Room

20'10" x 9'10" (6.36m x 3.02m)

Extensively fitted with a range of modern cupboard and drawer base units with matching wall mounted cupboards and an upright unit housing oven and grill. Complimenting solid worktop with inset sink, induction hob with extractor over, integrated dishwasher, built-in wine cooler, wall mounted cupboard housing gas boiler, space for fridge, breakfast bar divide, further range of cupboards with doorway leading to the garden room.

Garden Room

11'11" x 9'3" (3.64m x 2.84m)

Roof lantern, double doors to the side leading out to terrace.

Utility Room

11'9" x 4'2" (3.59m x 1.28m)

Double aspect windows to the side and rear, work surface with inset sink, space and plumbing for washing machine.

OUTSIDE**Detached Garage**

16'8" x 7'11" (5.1m x 2.43m)

Electric door to the front, personal door and window to the side.

Front Garden

Mature hedging to the front provides privacy and seclusion and there is a lawned garden, driveway providing parking for two cars, access to the detached garage and there is a EV charging point.

Rear Garden

Thoughtfully designed with a paved terrace abutting the rear of the property accessed from the garden room and this leads onto an area of gently sloping lawned gardens bordered by well stocked beds. There is a concealed work area with greenhouse and further storage.

Agents Note

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.

Council Tax Band – D

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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any errors, 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.
Made with Metreage 12/2023

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (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 | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Residential Estate Agents
Lettings & Property Management

RUSH
WITT &
WILSON



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