

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

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.

Important Notice:

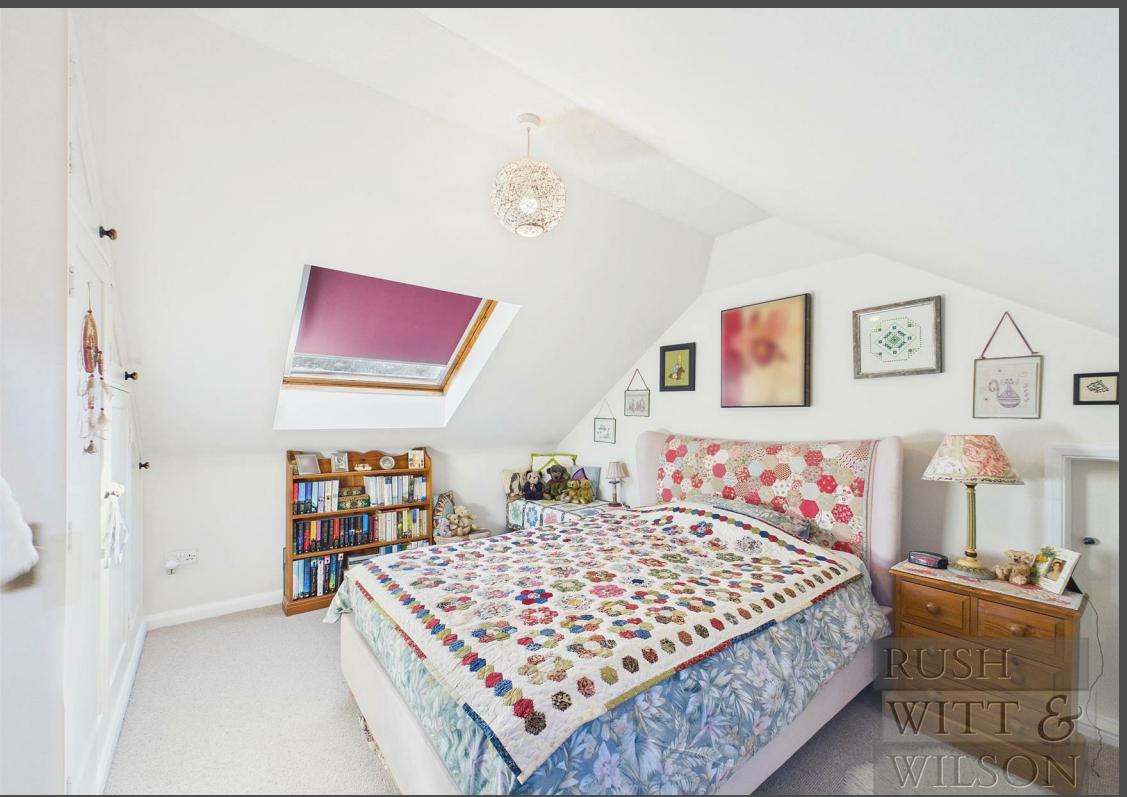
1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & 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).

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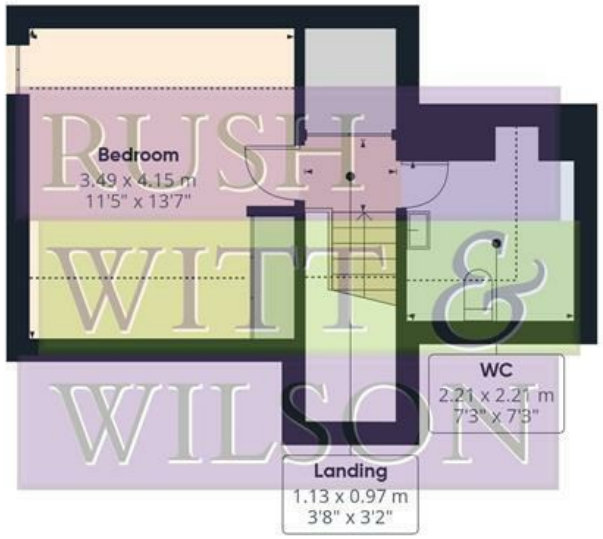

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Floor 0



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

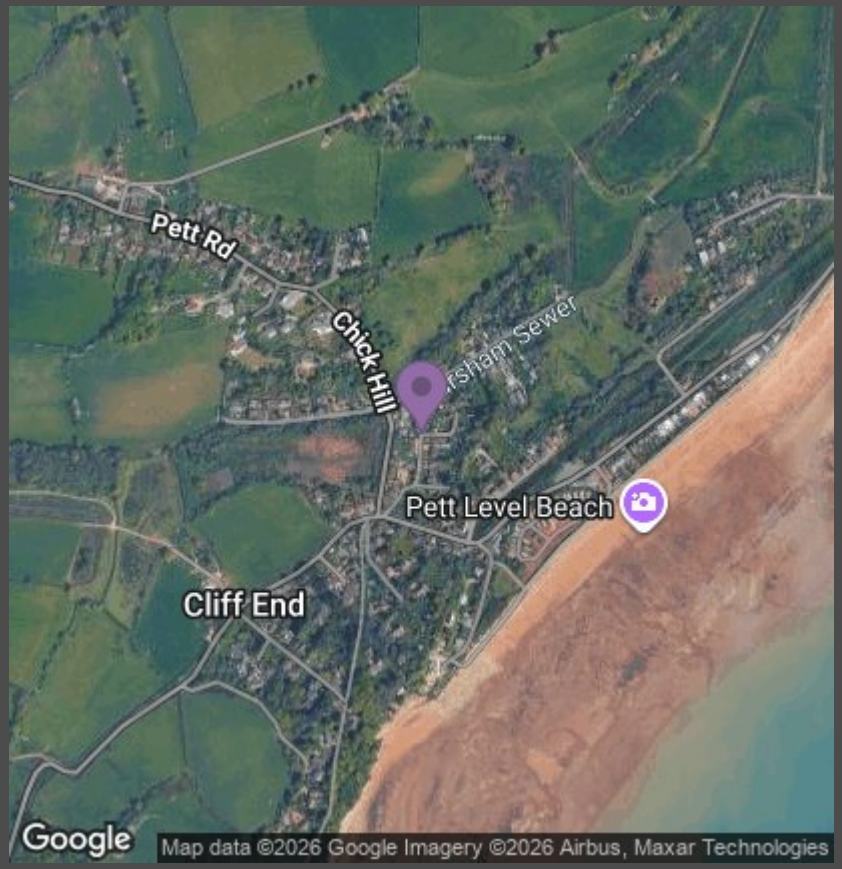
(1) Excluding balconies and terraces

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.

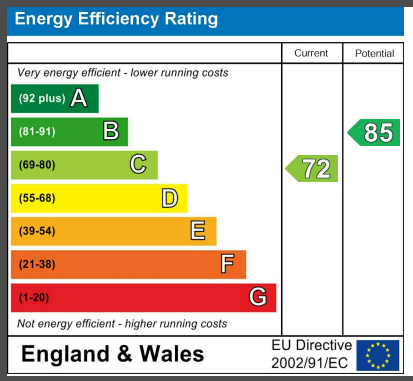
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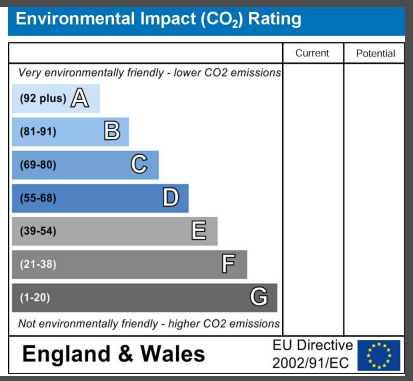












RUSH WITT & WILSON

Residential Estate Agents
Lettings & Property Management

The Property Ombudsman

Relocation agent network

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