

**RUSH  
WITT &  
WILSON**



**Wilbram Briar Close, Fairlight, East Sussex TN35 4DP  
Guide Price £499,995 Freehold**

Rush Witt & Wilson are pleased to offer a substantial detached bungalow occupying a tucked away position within the popular village of Fairlight. The property is located towards the end of a cul-de-sac with shared drive leading to this and to one other property. The spacious and versatile accommodation will undoubtedly appeal to a variety of buyers being considered suitable for a main family residence or those seeking single storey living. The well presented accommodation comprises generous reception hallway, a triple aspect living/dining room which connects to a further dining room/snug and in turn to the kitchen/breakfast room. There is an inner hallway giving access to four bedrooms, one currently used as a home office, the main bedroom incorporates a dressing area and benefits from an en-suite shower room, there is also a family bathroom. The accommodation has been further enhanced by the addition of a conservatory to the front with pleasant outlook over the garden and countryside beyond. The garden is of good size which is dissected by the shared driveway which could be secondary fenced and there is an enclosed area of private garden to the rear with a kitchen courtyard to the side. There is a detached garage with up and over door to the front and double doors to the side which is considered suitable for a variety of purposes subject to any necessary consents and there is additional parking. Wilbram occupies a tucked away position in Fairlight, a popular coastal village with local amenities including newsagent/store, community hall, hairdressers and public house/restaurant. Further shopping, sporting and recreational amenities can be found in the ancient Cinque Port town of Rye and historic town of Hastings, each only a short drive away. A country park adjoins the village, whilst a short distance away at Pett Level there is access to miles of open shingle beach.

For further information or to arrange a viewing please contact our Rye office on 01797 224000.





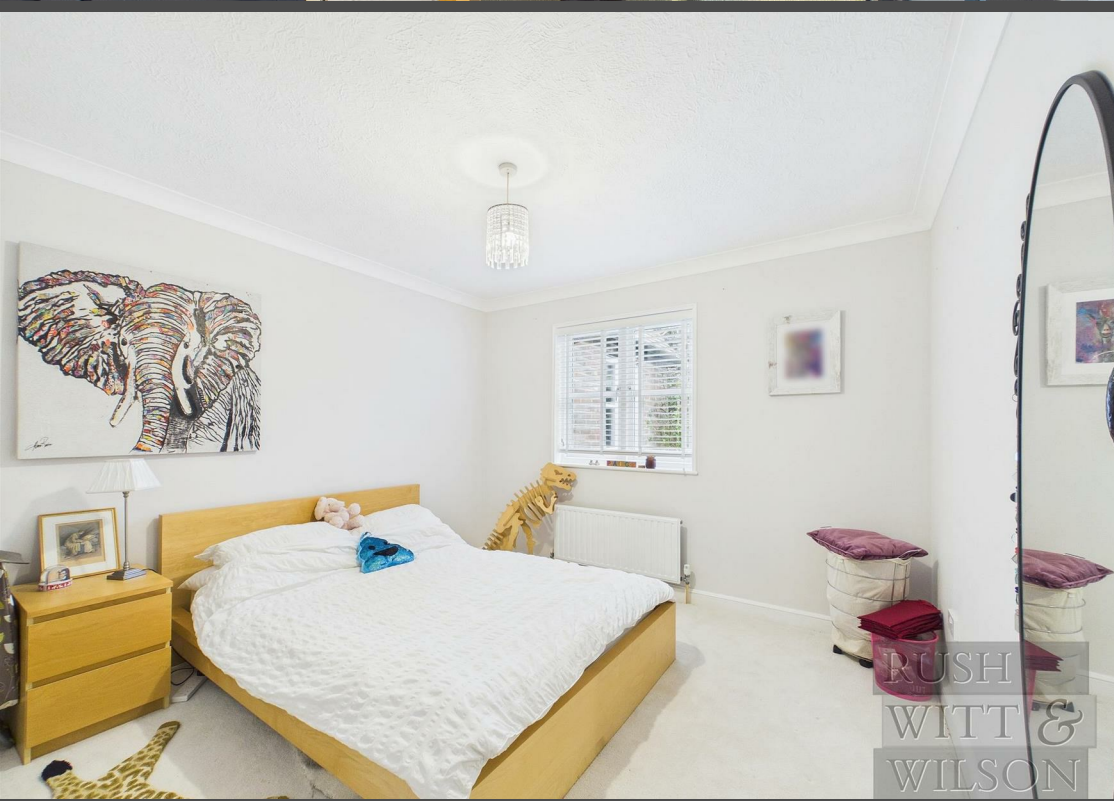
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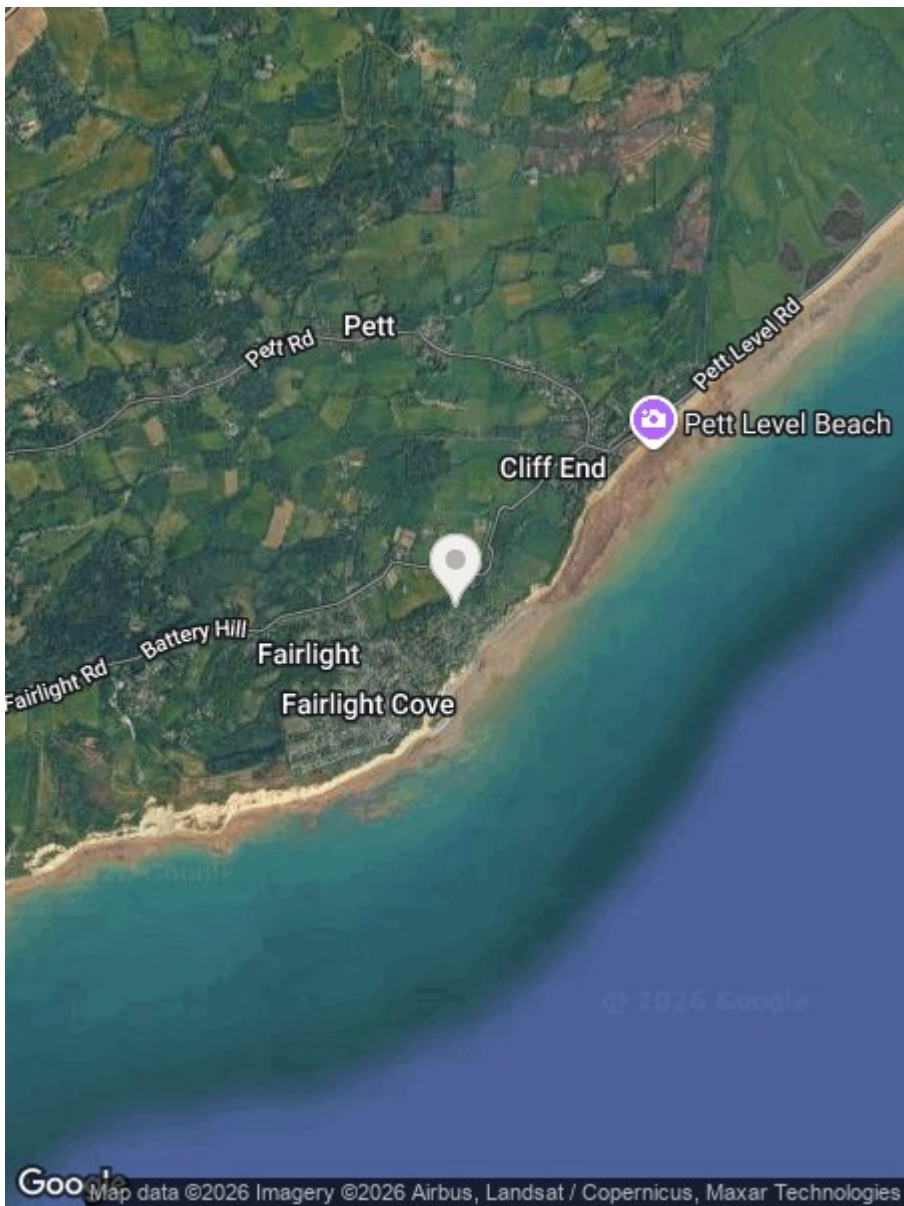
Approximate total area<sup>(1)</sup>

159.4 m<sup>2</sup>  
1716 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

**GIRAFFE360**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

Council Tax Band - E

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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Residential Estate Agents  
Lettings & Property Management



The Estate Offices Cinque Ports Street  
Rye  
East Sussex  
TN31 7AD  
Tel: 01797 224000  
[rye@rushwittwilson.co.uk](mailto:rye@rushwittwilson.co.uk)  
[www.rushwittwilson.co.uk](http://www.rushwittwilson.co.uk)