

**RUSH
WITT &
WILSON**



RUSH
WITT &

**Briar House Briar Close, Fairlight, East Sussex TN35 4DP
Guide Price £500,000 Freehold**

*****GUIDE PRICE £500,000 - £525,000***** Welcome to this stunning six-bedroom detached home, nestled on a private road in the charming village of Fairlight. This property is a perfect blend of spaciousness, elegance, and versatility, offering a luxurious canvas ready for your personal touch. As you approach the house, you will find a detached garage and a private driveway that accommodates two vehicles. Upon entering through one of the two entrances, you are greeted by a beautifully designed, expansive open-plan kitchen and dining area. This space is not only practical, with ample storage, but also provides direct access to a serene garden, making it ideal for both family gatherings and entertaining guests. The lounge is equally impressive, featuring a grand fireplace that serves as a focal point, complemented by double doors that lead into a bright conservatory, perfect for enjoying the natural light. Adjacent to the lounge is a versatile sixth bedroom, complete with its own en-suite, making it an excellent option for guests or as a private study. A convenient separate toilet is also located on the main level. Venturing upstairs, you will discover five additional bedrooms, each offering unique features. The master suite boasts an en-suite shower room and access to a charming Juliet balcony, while the second bedroom includes its own shower cubicle. The fifth bedroom enjoys a private balcony, providing a lovely outdoor space. A spacious family bathroom, equipped with both a bath and shower, serves the remaining bedrooms. Throughout the home, rich wooden accents, including exposed beams, doors, and skirting boards, add warmth and character, enhancing the overall charm of the property. Outside, the wrap-around garden features expansive lawns and a cosy patio, creating a perfect retreat for relaxation or entertaining.





RUSH
WITT &
WILSON



RUSH
WITT &
WILSON



RUSH
WITT &
WILSON



RUSH
WITT &
WILSON



RUSH
WITT &
WILSON



RUSH
WITT &
WILSON



RUSH
WITT &
WILSON



RUSH
WITT &
WILSON



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

238.7 m²

2571 ft²

Reduced headroom

3.5 m²

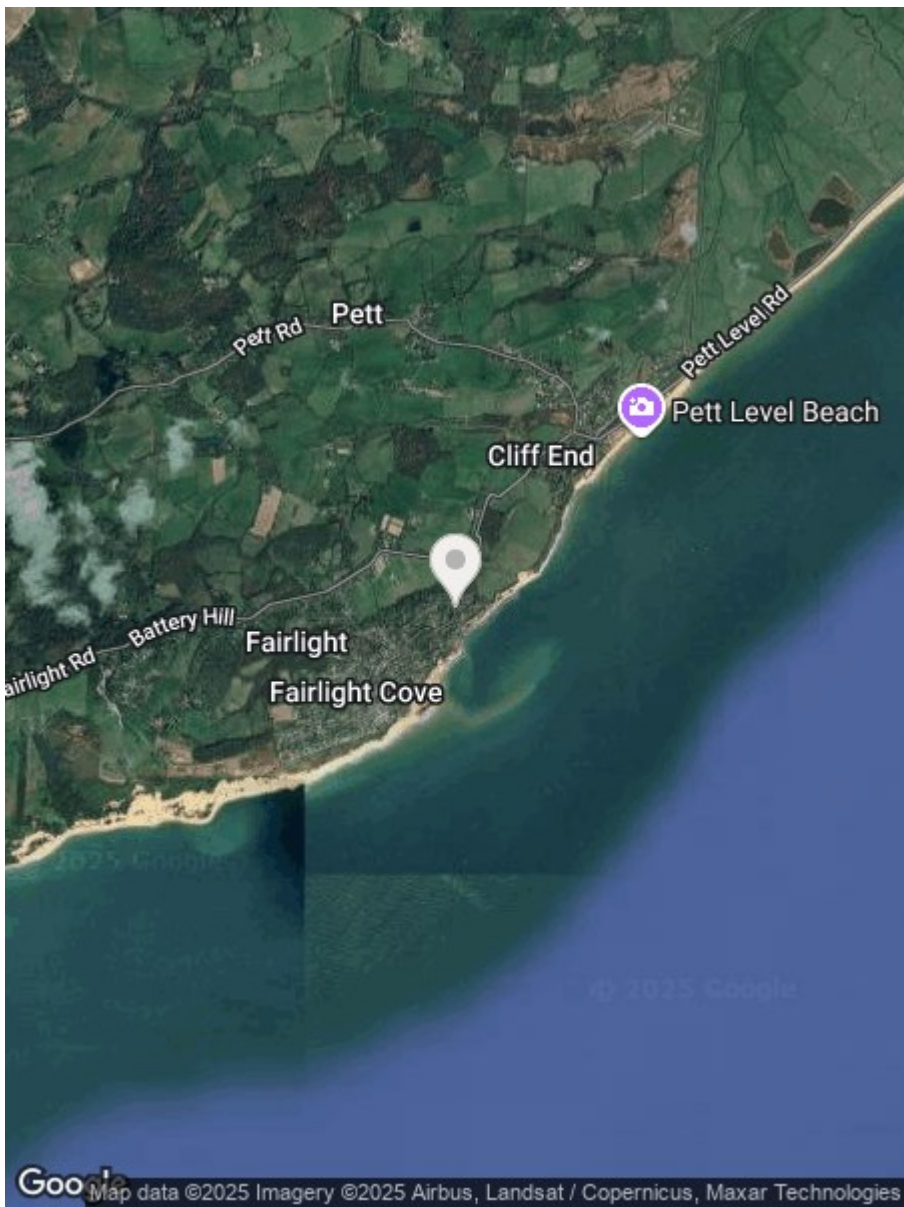
37 ft²


(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.



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		
	75	82
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 	

Council Tax Band - F

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>

**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**Rother House Havelock Road
Hastings
East Sussex
TN34 1BP
Tel: 01424 442443
hastings@rushwittwilson.co.uk
www.rushwittwilson.co.uk**