

**RUSH  
WITT &  
WILSON**



**The Chimes, 27 Battery Hill, Fairlight, East Sussex TN35 4AP  
Offers In Excess Of £325,000 Freehold**

## A Rare Garden Lover's Gem in Fairlight

Tucked away in the idyllic semi-rural village of Fairlight, this charming two-bedroom bungalow offers so much more than a home – it's a sanctuary. With off-road parking and a private driveway, it's perfectly placed for country walks and cosy local pubs, yet it is the gardens that truly steal the show. Wrapping around the entire property, the gardens are nothing short of enchanting – a living, breathing masterpiece that could grace the pages of any garden lover's magazine. From vibrant exotic plants to mature shrubs and majestic trees, every corner reveals a new delight. Banana trees sway gently in the breeze, while bursts of colour and texture create an ever-changing backdrop through the seasons. Whether you dream of morning coffee among the flowers, afternoons spent pottering with the plants, or summer evenings entertaining beneath the trees, this garden offers a lifestyle as inspiring as it is tranquil. The bungalow itself provides two well-proportioned bedrooms, a modern kitchen and bathroom, and a useful rear extension, creating a warm and versatile home. But it is the setting – a rare marriage of house and garden – that makes this property a true gem. For those who long for a home that feels like a retreat, surrounded by nature yet within a welcoming village, this is an opportunity not to be missed.









**Approximate total area<sup>(1)</sup>**  
97.2 m<sup>2</sup>  
1047 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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 – E

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.



**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**