

**RUSH  
WITT &  
WILSON**



**Eastombri Lodge Hill Road, Fairlight, East Sussex TN35 4AE  
£725,000**

**\*\*\*CHAIN FREE\*\*\*** Rush Witt & Wilson proudly welcome to the market an amazing opportunity to acquire this beautiful home on a secluded private road with Hastings Country Park just minutes away from the front door. The property is situated near the foot of Hill Road and has amazing views of the sea and the surrounding Countryside. As you enter the property you are greeted with a spacious entrance lobby with doors leading to the cloakroom/wc, kitchen with integrated appliance and connecting dining room, spacious living room with sliding patio doors leading onto the elevated patio. On the first floor the galleried landing is immersed with natural light as to the front elevation features another SLIDING PATIO door leading to a BALCONY with sea views and the views over the surrounding landscape. The main bedroom includes two double cupboards and en-suite bathroom. A further three bedrooms are on the first floor with one of them only being accessed via bedroom two, each having its own cupboard space and a family shower room to the rear. Externally leading up to the house you have a large driveway providing off road parking for multiple vehicles which leads to a DOUBLE & SINGLE garage with electronically controlled up and over doors. The rear of the property has a STUNNING SPLIT LEVEL, LANDSCAPED garden with a patio area to the side elevation and POND to the bottom of the garden. Viewings are highly recommended to capture this amazing location.

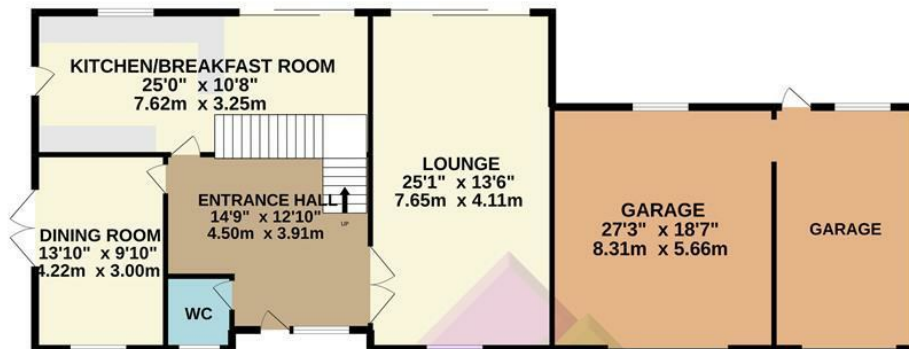




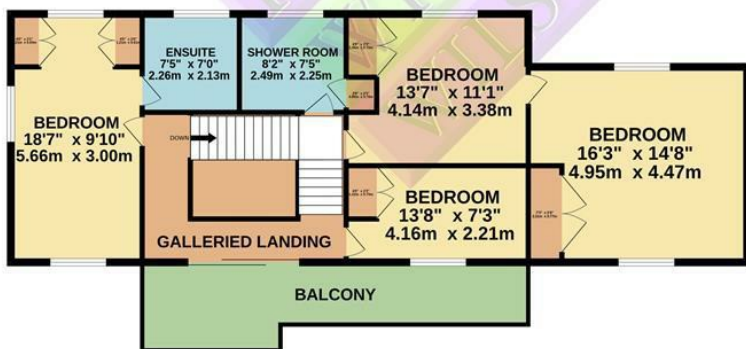




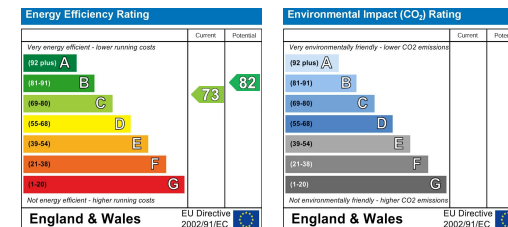
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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.  
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