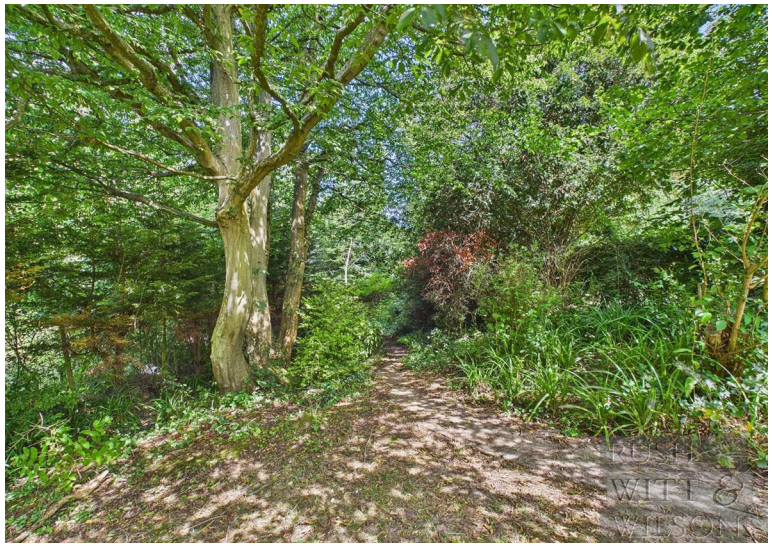
**Merok Broadway, Fairlight, TN35 4DA**
**By Auction £270,000 Freehold**

**We are delighted to present Merok, a distinctive split-level, timber-framed bungalow nestled in one of Fairlight's most sought-after roads. This charming detached property is set on a wonderfully generous and private plot, offering a peaceful woodland backdrop that ensures exceptional seclusion while remaining conveniently close to the village centre. Upon entering, you are greeted by a welcoming entrance hall that leads to a bright living room, perfect for relaxation. The well-appointed kitchen opens onto a superb sun terrace, ideal for enjoying the outdoors. The ground floor also features a family bathroom and two comfortable bedrooms positioned at the front of the property, providing a lovely view of the surroundings. The lower ground level offers outstanding flexibility, comprising a large reception room, an additional reception or bedroom, a utility room, a useful store room and a separate wc. This versatile space is perfect for guest accommodation, a home office or a hobby area, making it suitable for multi-generational living. Externally, Merok boasts extensive gardens, mainly laid to lawn, which gradually lead down to an attractive area of woodland and a stream, creating a unique and tranquil setting. The plot ensures exceptional privacy, complemented by off-road parking for multiple vehicles. Perfectly positioned within the village, the property is just a short walk from the local pub, hairdresser, and village hall. It is also ideally placed for access to stunning coastal and countryside walks. Bus services from Waites Lane provide convenient transport links to Hastings, Rye, and Pett Level Beach. Properties of this calibre, offering such a level of space, seclusion, and versatility in a desirable location, are a rare find.**
**CHAIN FREE.**



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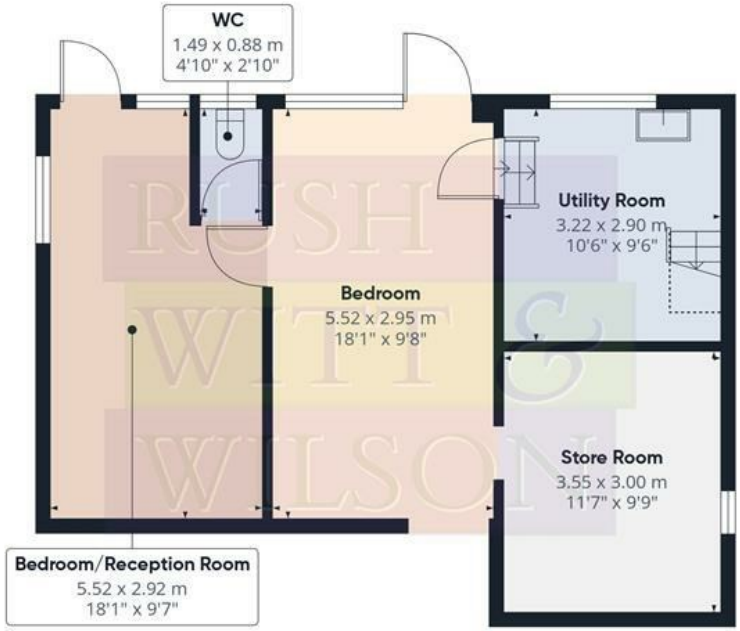
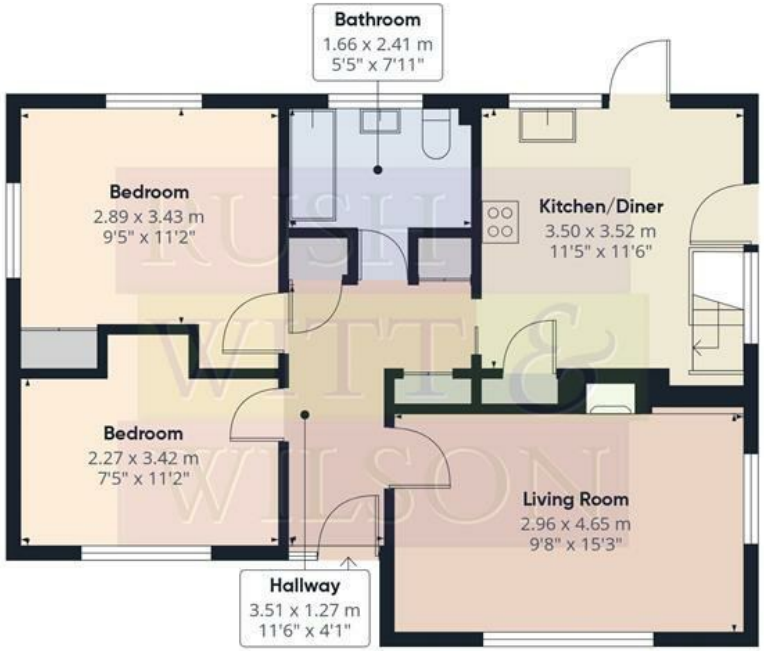



Floor 0




Floor 1

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**Approximate total area**[1]

110 m²

1181 ft²

**Reduced headroom**

0.7 m²

7 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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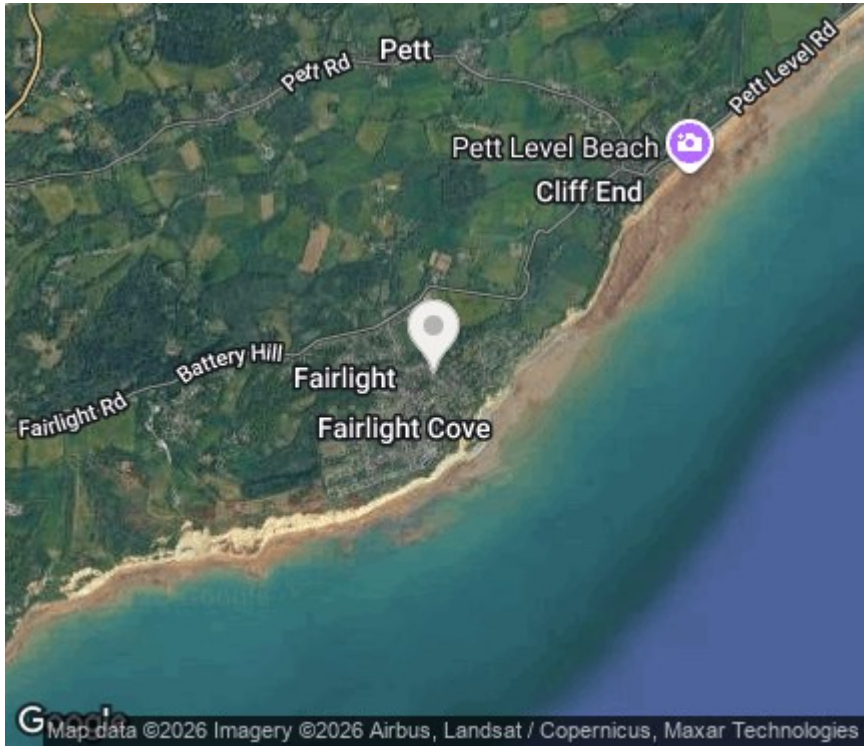


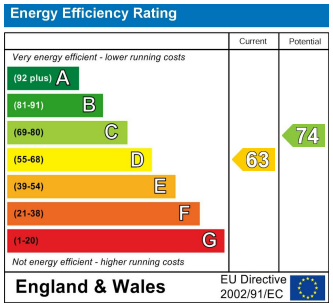


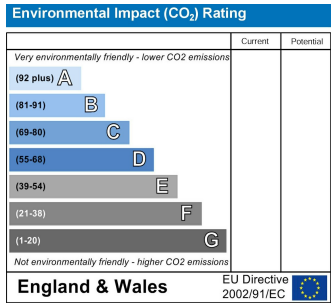


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Council Tax Band - E

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.

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4. VAT: The VAT position relating to the property may change without notice.

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