

**RUSH
WITT &
WILSON**



**Briar House Briar Close, Fairlight, East Sussex TN35 4DP
Offers In The Region Of £450,000**

*****Softwood Timber Construction, cash buyers or specialist lending required***** 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.









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

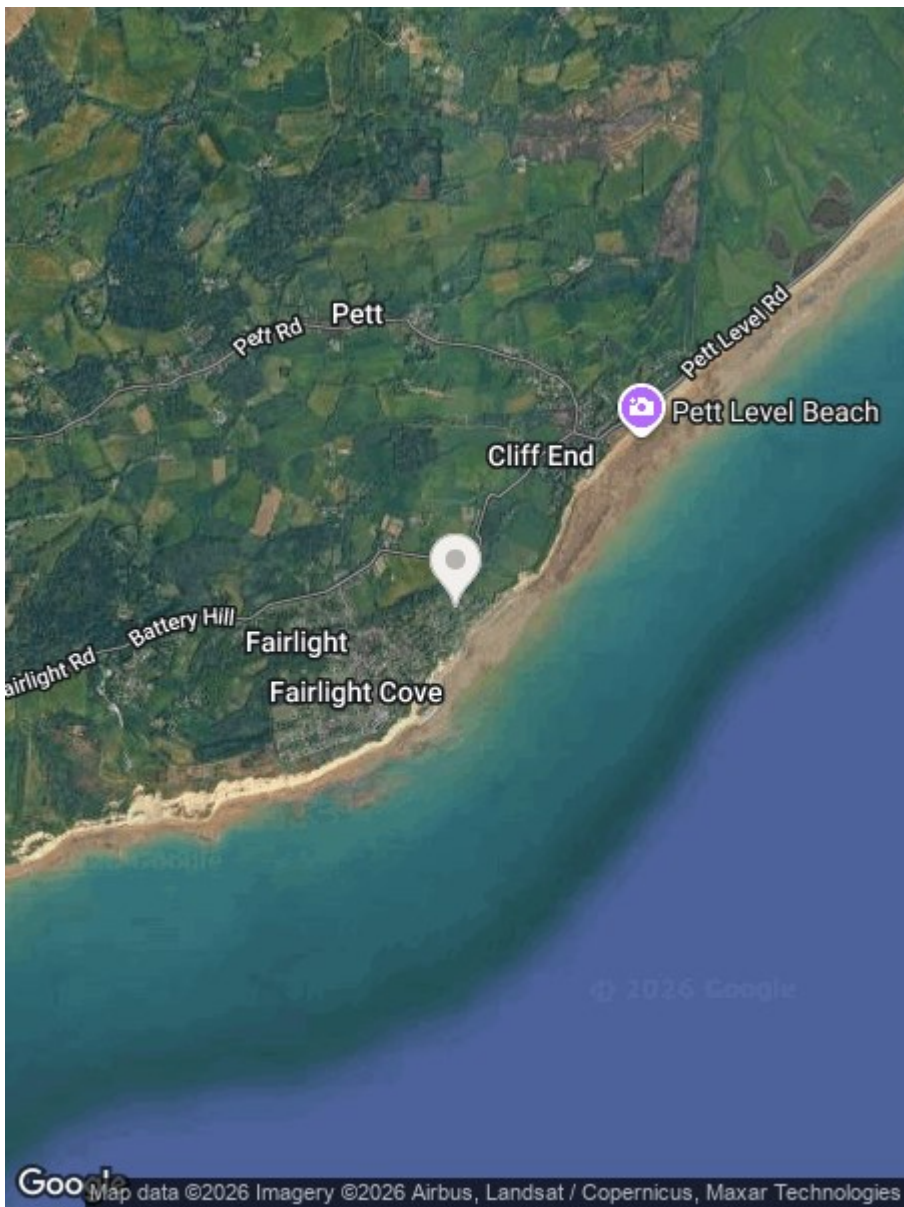
37 ft²

(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:

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