



ESTATE AGENTS

Knowle View 7, Meadow Way, Fairlight, TN35 4BN

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Guide Price £650,000

**** GUIDE PRICE £650,000 TO £675,000 ****

Enviably positioned with OUTSTANDING VIEWS out to sea and of Camber Sands is this DETACHED HOUSE offering VERSATILE and well proportioned accommodation arranged over two floors comprising SPACIOUS ENTRANCE PORCH, ENTRANCE HALL with 24'6 OPEN PLAN RECEPTION ROOM including a BAR AREA with optics, MODERN KITCHEN with SEPARATE UTILITY ROOM, TWO GROUND FLOOR BEDROOMS one with EN-SUITE WC, FAMILY BATHROOM and SEPARATE FAMILY SHOWER ROOM. Upstairs there are TWO FURTHER DOUBLE BEDROOMS.

Downstairs also benefits from BILLIARDS ROOMS, OFFICE and INDOOR HEATED POOL (currently decommissioned) and further BEDROOM/GYM. Occupying a GOOD SIZED PLOT with FAR REACHING VIEWS from many its rooms. This property also has LARGE 46'6 GARAGE and an enclosed REAR GARDEN.

Further benefits of this property include having GAS FIRED CENTRAL HEATING and DOUBLE GLAZING and lapsed planning consent for conversion of some of the existing accommodation into a self contained annexe.

Being located within reach of Knowle Woods and playing field, this property also offers excellent family accommodation and amenities.

Please call the owners agents now to book your immediate viewing to avoid disappointment,

DOUBLE GLAZED FRONT DOOR

Leading to:

SPACIOUS ENTRANCE PORCH

8'8" x 8'0" (2.64 x 2.44)

Tiled flooring, part brick construction with double glazed windows to the front and side aspect, lovely views over the front garden and far reaching views over Fairlight and over the English Channel, partially glazed door opening to:

ENTRANCE HALL

Feature staircase rising to upper floor accommodation, radiator, storage cupboard housing boiler, airing cupboard housing immersion heater, further

storage cupboard housing consumer unit for the electrics, space for hanging coats, wall mounted thermostat control for gas fired central heating, door opening to side and lean-to, door to:

LEAN-TO

Direct access from front and back, houses gas and electric meters.

OPEN PLAN RECEPTION ROOM

24'6" x 20'6" (7.47 x 6.25)

Three double radiators, television point, telephone point, fitted bar with optics, return door to entrance hall, door to kitchen, door to billiards room. Double aspect windows with outstanding far reaching views over Fairlight out to sea.

KITCHEN

16'9" x 10'4" (5.11 x 3.15)

Modern fitted kitchen with range of lower cupboards and drawers with solid wood work surfaces over, five ring range style new world cooker with electric two separate oven and further grill oven, space and plumbing for dishwasher, space for tall fridge freezer, radiator, tiled flooring, breakfast bar, double aspect with internal window to billiards room. Double glazed window to side aspect again with far reaching views over Fairlight out to the sea, view towards Rye, double glazed door to side giving access to front garden, door to:

UTILITY ROOM

10'8" x 5'0" (3.25 x 1.52)

Fitted with a range of eye and base level cupboards and drawers with solid wood work surfaces over, space and plumbing for washing machine, tiled flooring, double window through to billiards room and double glazed window to side with views over Pett and out to sea.

BEDROOM

15'2" x 14'2" (4.62 x 4.32)

Coved ceiling, radiator, television point, double aspect double glazed windows to front and window to side again with views over Fairlight and out to sea.

BEDROOM

12'1" x 12'0" (3.68 x 3.66)

Coved ceiling, radiator, double glazed window to rear aspect overlooking enclosed garden, door to:

EN-SUITE WC

Low level wc, vanity enclosed wash hand basin with mixer tap, heated towel rail, tiled flooring, built-in storage, double glazed window with pattern glass to side aspect.

BATHROOM

Panelled bath with mixer tap and shower attachment over bath, vanity enclosed wash hand basin with mixer tap and storage set beneath, concealed cistern, dual flush low level wc, heated towel rail, tiled walls, tiled flooring, double glazed pattern glass window to side aspect.

SEPARATE SHOWER ROOM

Walk-in corner shower, concealed cistern, dual flush low level wc, vanity enclosed wash hand basin with mixer tap, heated towel rail, fully tiled walls, tiled flooring, spot light, double glazed patterned glass window to side aspect.

FIRST FLOOR LANDING

With return view on to entrance hall.

BEDROOM

20'2" max x 13'7" max (6.15 max x 4.14 max)

Built-in wardrobes, sliding doors with hanging rail and shelving, radiator, eaves storage, double aspect double glazed window to front, double glazed window to side, both with outstanding views over local countryside and out to sea.

BEDROOM

14'3" x 10'5" (4.34 x 3.18)

Cupboard housing water tank and with further storage space, radiator, double glazed window to side aspect, views over garden.

BILLIARDS ROOM

26'8" x 20'8" (8.13 x 6.30)

Accessed via the lounge, with external doors to the garden, power and light, double glazed windows overlooking the enclosed garden, recessed shelving area, door to:

OFFICE

15'9" max x 13'6" max (4.80 max x 4.11 max)

Built-in cupboard housing pool equipment, spot lights, tiled flooring, double

glazed window with pattern glass to front aspect, door from Billiard Room onto the Swimming Pool Room.

INDOOR SWIMMING POOL

51'9" x 28'4" (15.77 x 8.64)

Made with patio around swimming pool which is currently being decommissioned however it could be reinstated. Swimming Pool depth ranges from 3ft to 7ft with steps down, double glazed windows to both rear to the side aspect, views over the enclosed garden opening onto:

SNUG

17'0" x 14'9" (5.18 x 4.50)

Parquet flooring, double glazed window to side aspect with outstanding views over Fairlight out to sea and Dungeness, door to:

GYM

14'6" x 11'2" (4.42 x 3.40)

Spot lights, parquet flooring, double aspect with double glazed window to side, double glazed window to front with far reaching views over Fairlight out to sea and to Dungeness.

OUTSIDE

Mainly laid to lawn, plant, shrub borders, access to front, outside water tap, patio area, path to front of the property, driveway to side with garage access.

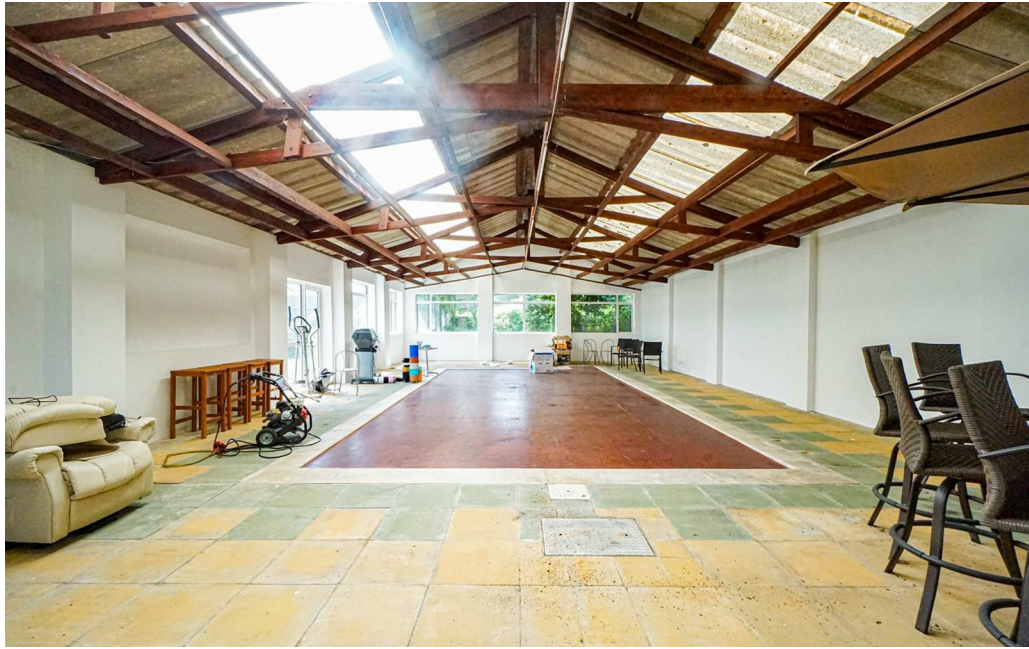
GARAGE

Power and light, motorised up-and-over door, additional room set at the rear hand side of the garage, work bench and vice.

AGENTS NOTE

Planning consent has been previously granted for the conversion of games room and the pool changing room into in an annexe.

Council Tax Band: F









7 Meadow Way, TN35

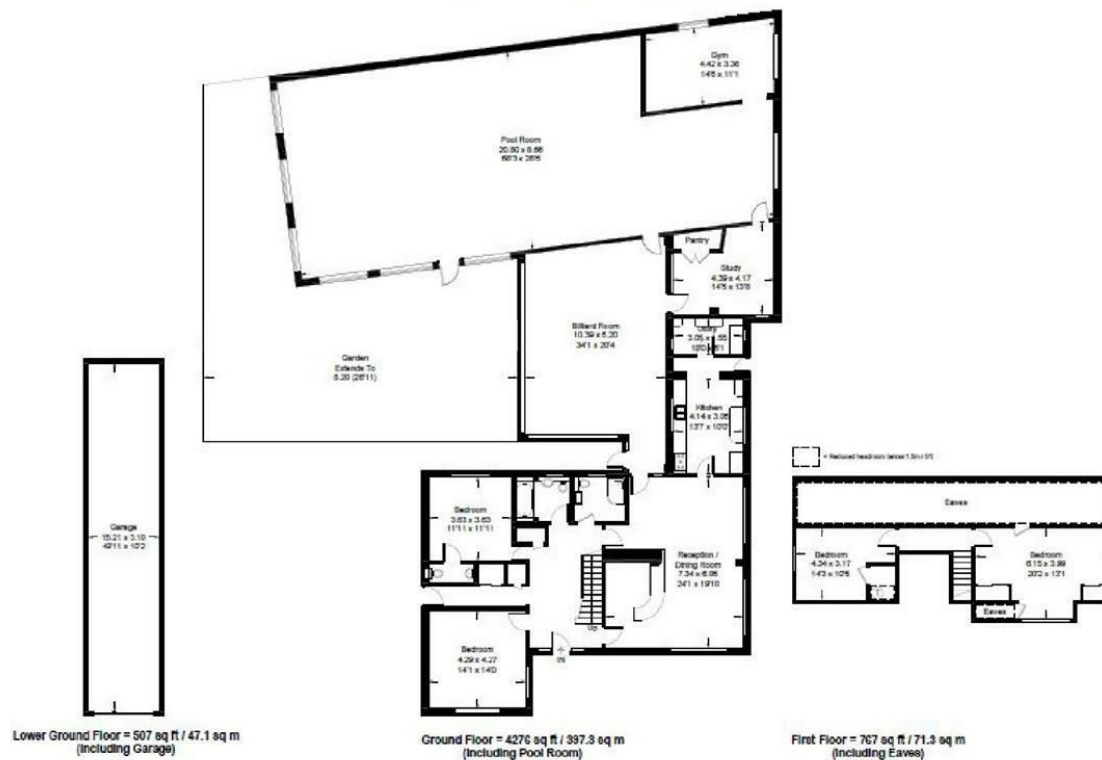
Approximate Gross Internal Area

Lower Ground Floor = 47.1 sq m / 507 sq ft (Including Garage)

Ground Floor = 397.3 sq m / 4276 sq ft (Including Pool Room)

First Floor = 71.3 sq m / 767 sq ft (Including Eaves)

Total = 515.7 sq m / 5550 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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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		
England & Wales	EU Directive 2002/91/EC	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	EU Directive 2002/91/EC

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