



**2 Fairlight View, New Cut, Hastings, TN35 4RH**

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**Offers In Excess Of £338,000**

PCM Estate Agents are delighted to present to the market an opportunity to secure this SPACIOUS THREE BEDROOM TERRACED COTTAGE enjoying STUNNING FAR REACHING VIEWS over the OPEN COUNTRYSIDE.

Accommodation comprises an entrance porch, welcoming living room featuring a WOOD BURNING STOVE, spacious KITCHEN-DINING ROOM which opens into a GARDEN ROOM, separate WC and UTILITY AREA. To the first floor there are TWO BEDROOMS and a MODERN FAMILY BATHROOM, whilst to the second floor there is an IMPRESSIVE MASTER BEDROOM which benefits from beautiful FAR REACHING COUNTRYSIDE VIEWS and eaves storage. Further benefits include double glazing, gas fired central heating and a FAMILY FRIENDLY REAR GARDEN featuring a SUMMER HOUSE and a RAISED TERRACE, ideal for enjoying summer evenings. The property also benefits from a driveway providing OFF ROAD PARKING for two vehicles with an ADDITIONAL PARKING SPACE accessed via the end of the terrace to the rear.

Situated in the popular village of Westfield which offers excellent Primary Schools and local amenities, whilst being just a short drive from the A21 providing easy access to Hastings and Battle, as well as providing links to London.

Internal viewing is strongly recommended to fully appreciate this STUNNING HOME, please call the owners agents now to avoid disappointment.

#### **UPVC FRONT DOOR**

Opening into:

#### **ENTRANCE PORCH**

Ample space for coats and shoe storage, inset ceiling spotlights, double glazed window to front aspect, further double glazed frosted UPVC door opening to:

#### **LOUNGE**

13'6 x 13' (4.11m x 3.96m)

Engineered wood flooring, feature log fire with fireplace surround, radiator, double glazed window to front aspect, sliding door opening into:

#### **KITCHEN-DINER**

17'2 x 11'6 (5.23m x 3.51m)

Fitted with a range of eye and base level units providing ample worktop space, five ring gas range cooker with double oven, extractor fan, part tiled walls, inset one & ½ bowl butler sink with mixer tap, integrated dishwasher, cupboard housing the combi boiler, space for fridge freezer, ample seating for entertaining, radiator, double glazed French style doors opening to:

#### **LEAN TO**

10'4 x 5'9 (3.15m x 1.75m)

Providing ample space for additional storage, electric heating, access to additional storage cupboard, double glazed French style patio doors to rear aspect providing access onto the rear garden, door opening to:

#### **DOWNSTAIRS WC**

Dual flush low level wc with sink above, area for utilities including space and plumbing for washing machine with space for tumble dryer above.

#### **FIRST FLOOR LANDING**

Storage cupboard, doors to:

#### **BEDROOM**

10' x 7'4 max narrowing to 6'4 (3.05m x 2.24m max narrowing to 1.93m)

Radiator, double glazed window to rear aspect.

#### **BEDROOM**

11'2 x 7'6 (3.40m x 2.29m)

Radiator, double glazed window to front aspect.

#### **BATHROOM**

6'10 x 6'9 max (2.08m x 2.06m max )

L shaped panelled bath with mixer tap and shower attachment over, low level wc, wash hand basin, heated towel rail, part tiled walls, double glazed window to rear aspect.

#### **SECOND FLOOR LANDING**

Leading to:

#### **BEDROOM**

12'5 x 10'9 (3.78m x 3.28m)

Built in eaves storage, loft hatch providing access to loft space, radiator, dual aspect with double glazed window to rear aspect and Velux window to front aspect.

#### **OUTSIDE - FRONT**

Brick paved with hard-standing, providing off road parking for two vehicles, small raised bed, additional parking space.

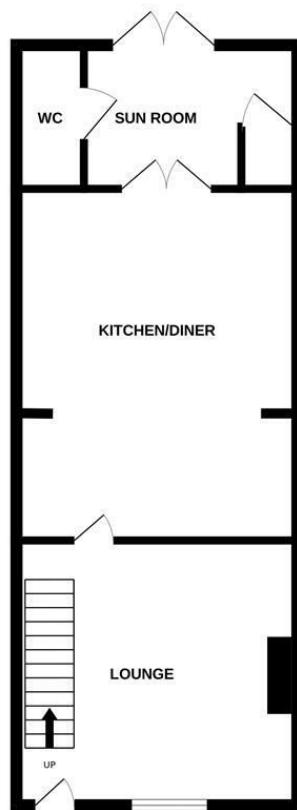
#### **REAR GARDEN**

Of a good size and mainly laid to lawn with a range of mature trees and shrubs, raised decked area for a sun terrace offering the perfect place to enjoy a summers evening and outdoor dining. The garden provides access to the garden room and a timber shed/ summer house, side access gate providing access to a further parking space.

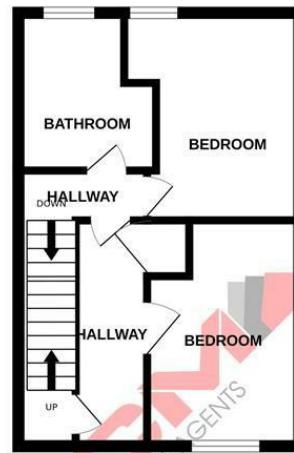
Council Tax Band: C



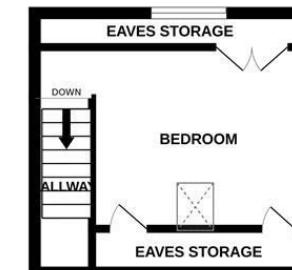
GROUND FLOOR



1ST FLOOR



2ND FLOOR



pc  
ESTATE AGENTS

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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PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

| Energy Efficiency Rating                    |   | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs |   |         | 100       |
| (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 |   |         |           |
| 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 |   |         |           |
| EU Directive 2002/91/EC   |   |         |           |